



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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Petition of Wellesley Baptist Church

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall on Tuesday, January 6, 1981 at 7:30 PM on the Petition of Wellesley Baptist Church who is requesting a Special Permit to erect a standing sign which is to be internally illuminated at the Wellesley Baptist Church located at 42 Elmwood Road. This request is made pursuant to Section XXIIA, Part C, Subpart 1a, Paragraph 4 and Section XXIIA, Part C, Subpart 3, Paragraph 4.

On November 25, 1980, the Petitioner filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Present at the hearing and speaking in favor of the requested sign was: Pastor Robert Dector, Eugene H. Mathias and Donald R. Bailey. There was nobody else present in favor or in opposition to this request.

A letter was received from the Design Review Board dated December 12, 1980 which stated that the Board considered an internally illuminated sign of the size proposed inappropriate in a residential neighborhood and suggested alternatives to which the Planning Board concurred in their letter dated January 5, 1981.

A letter was received from Richard J. Plouffe of 53 Elmwood Road stating that the hearing notice as published in the Townsmen was defective in that it indicated the wrong Section of the Bylaw and that the Petitioner was requesting permission to erect a sign when in fact the sign had already been erected, and thereby requester the hearing be postponed. Mr. Albert S. Robinson, Town Counsel, examined the question and opinioned the hearing notice was satisfactory as published.

At this time the petitioner is requesting a Special Permit from this Authority to erect a standing sign which they feel is within the requirements of the Zoning Bylaw. Pastor Dector maintains that the sign was erected by the Church with them being unaware of the 1980 Bylaw change which now requires Churches to seek Special Permits to erect standing signs. This new sign is replacing a sign which was taller and wider and was approximately in the same position as the present sign. The old sign was internally illuminated with incandescent lamps, being lit from sunset to 11:00 PM. Pastor Dector stated the sign was similar to the sign in front of the Village Church.

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Statement of Facts

The sign presently being requested is eighteen (18) square feet in area and stands 5'10" from the ground to the top of the sign. The sign is located a distance of 18' from the street and 40' from the building. The color of the sign is a bronze background with white lettering. The sign is to be internally illuminated with a fluorescent lamp from sunset to 11:00 PM.

Elmwood Road has high powered street lights and Kelley Field which is used for ice skating is adjacent to the Church. A flood light presently exists in the front of the Church which is directed solely on the front door. It was mentioned that there is a problem with vandals removing the light bulbs from the flood lights.

Decision

The Special Permit Granting Authority has made a careful study of the evidence submitted and have taken a view of the locus.

This Authority admonishes the petitioner for erecting the standing sign prior to obtaining proper permits and strongly suggests that all future requests for signage at this location proceed in accordance with Section XXIIA of the Zoning Bylaws.

It is the opinion of this Authority that the size of the sign is in conformance with the Bylaw, as is its distance from the sidewalk. With due consideration of the report of the Design Review Board, it is the unanimous opinion of this Authority that the erection of this standing sign, which replaces a previously existing standing sign, subject to the conditions hereinafter imposed will not be injurious to the neighborhood nor to traffic and safety conditions and will be in harmony with the general purpose and intent of the Zoning Bylaws.

Accordingly, this Authority grants permission for the erection of the standing sign per plans filed with this application, and therefore the Inspector of Buildings is authorized to issue a permit, subject to the following conditions:

1. That the sign be lit during the hours from sunset to 11:00 PM.
2. That shrubbery and/or plants be planted at the base of the sign to improve its appearance.

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William F. Cullinane
William F. Cullinane, Chairman

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