



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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ZBA 87-71  
Petition of South Shore Bank  
185 Linden Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the Selectmen's Meeting Room (Conference Room B) of the Town Hall, 525 Washington Street, Wellesley at 8 p.m. on Thursday, September 17, 1987 on the petition of the SOUTH SHORE BANK requesting the following for signs to be located at 185 LINDEN STREET: 1) Special Permit to relocate and change the face piece of a wall sign with internal illumination subject to Section XXIIA-D(6); 2) A Special Permit for said wall sign to exceed the area requirements of Section XXIIA-D(3); 3) A Special Permit to replace a second existing wall sign with internal illumination subject to Section XXIIA-D(6); 4) a variance from the requirements of Section XXIIA-D(5) to allow more than the maximum number of signs permitted; 5) A variance from the requirements of Section XXIIA-D(3) to allow the total area of the 4 signs to exceed the requirements. Said requests are pursuant to Sections XXIV-D and XXV of the Zoning Bylaws.

On August 24, 1987, the petitioner filed a request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Richard M. Kesner, Vice President for General Services for the South Shore Bank. Mr. Kesner explained that South Shore Bank had bought the EMS store, and was making the entire building one unit. The Bank would like to move their main internally illuminated sign to the center of the building. There would be no change in the sign, simply a change in location. They wish to retain the decal in the interior lobby identifying a walk-up teller window, move their drive-up auto-teller sign, build a canopy over the drive-up teller with an Auto Bank sign, and on the ATM itself, install another "Multi-Banker 24" sign. There are two drive-up facilities: one is a 24 hour unmanned service machine and one teller window which is open only during banking hours.

The Board questioned the possibility of reducing the area of the main sign. Mr. Kesner stated that because of the construction of the sign, it would be very expensive to decrease the size.

No others were present expressing favor or opposition to the request.

#### Statement of Facts

The property in question is located at 185 Linden Street and is owned by the William Diehl Realty Trust as represented by John D. Murphy, Trustee. The South Shore Bank has extended its leased property to include the space formerly occupied by EMS, using the space for the addition of a safe deposit box vault and a drive-up automatic teller machine (ATM). They are planning to relocate the drive-up teller to eliminate the possibility of traffic backup onto a public way. They propose to relocate and update the major building sign, retain the decal for the walk-up ATM in the lobby, replace the auto bank sign and add a decal to the drive-up ATM surround. The specific Special Permits and variances requested are detailed above.

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Drawings of the Floor Plan (A1), dated March 12, 1987 and revised June 17, 1987; Elevations (A2), dated May 12, 1987 and revised May 17, 1987; Building Sections (A3), dated May 14, 1987 and revised June 17, 1987 and Signage (A4) were drawn by Sanders, Wadsworth & Chenot, Architects.

The proposed signs are as follows: 1) Internal illumination wall sign approximately 30 feet by 1 foot 10 inches and 55 square feet; 2) External illumination window sign approximately 6 feet 10 inches by 1 foot 2 inches; 3) Internal illumination wall sign approximately 19 feet 10 inches by 1 foot 2 inches; 4) External illumination standing sign 15 feet 5 inches by 2 feet. Total square footage of all signs is 117 square feet.

The Design Review Board held a sign review on June 25, 1987 and a final review on September 8, 1987 at which it voted to approve the signs as presented.

The Planning Board, at its regular meeting on August 25, 1987, voted to: 1) oppose the two Special Permits for internal illumination; 2) Oppose the Special Permit for a sign greater than 50 square feet; 3) Oppose the Special Permit to allow for total sign area to exceed 75 feet; 4) Oppose the Special Permit for the "Autobank" sign; 5) no objection to the variance to allow for more than one sign.

Decision

This Authority has made a careful study of the evidence presented.

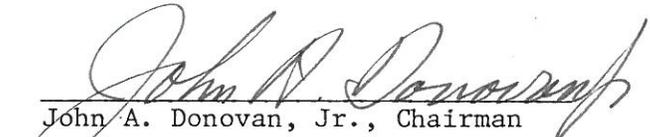
The petitioner is requesting the following: Special Permit to relocate and change the face piece of a wall sign with internal illumination; 2) Special Permit for said wall sign to exceed the area requirements; 3) Special Permit to replace a second existing wall sign with internal illumination; 4) Variance to allow more than the maximum number of signs permitted; 5) Variance to allow total area of the 4 signs to exceed the requirements.

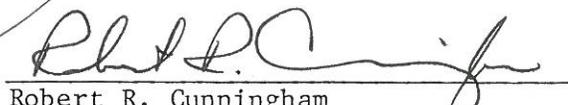
This Authority is of the opinion that the nature of the use of the premises and the location of the building with reference to the street is such that the signs will be in harmony with the general purpose of the Zoning Bylaws.

Therefore the above listed Special Permits and variances are granted for the signs as shown in the drawings submitted by Sanders, Wadsworth & Chenot, Architects as enumerated above.

The Building Inspector is hereby authorized to issue permits for said signs upon his receipt and approval of an application.

APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

  
John A. Donovan, Jr., Chairman

  
Robert R. Cunningham

  
William E. Polletta

cc: Planning Board  
Inspector of Buildings

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