

RECEIVED
TOWN OF WELLESLEY
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181



MASSACHUSETTS

FEB 24 9 29 AM '89

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman
ROBERT R. CUNNINGHAM
KENDALL P. BATES

ELLEN D. GORDON
Executive Secretary
Telephone
431-1019

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK

ZBA 89-10
Petition of Wellesley Motor Inn
978 Worcester Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 16, 1989 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) of the Town Hall, 525 Washington Street, Wellesley on the petition of the WELLESLEY MOTOR INN and THE STEAK LOFT requesting a Special Permit pursuant to Section XXIIA and Section XXV of the Zoning Bylaw to replace two standing signs at their premises at 978 WORCESTER STREET in a Business District. The WELLESLEY MOTOR INN requests a Special Permit to exceed the requirements for area, height, setback and to internally illuminate said sign. THE STEAK LOFT requests a Special Permit to exceed the requirements of height, setback and to internally illuminate said sign.

On January 30, 1989, the petitioner filed a request for a hearing before this Board and thereafter notice of the hearing was given by mailing and publication.

Presenting the case at the hearing were Michael Robillard of Ken-Bon Signs and Lloyd Sicari, owner of the Wellesley Motor Inn. Mr. Robillard said that the new signs were substantially smaller than the existing signs, and that they had tried to fulfill all of the recommendations of the Design Review Board regarding the signs. The new signs would be located on the existing poles.

No person present had any comment on the petition.

Statement of Facts

The property in question is located at 978 Worcester Street, in a Business District. Both the Wellesley Motor Inn and The Steakloft restaurant are located on this property.

The petitioner is requesting a Special Permit to replace two non-conforming signs for which a Special Permit was granted on February 22, 1984 (ZBA 84-1) with two signs which would require a Special Permit. The Wellesley Motor Inn sign would be reduced from 231 square feet to 95.8 square feet, while retaining the present height of 20 feet and the present setback of 16 feet from the property line, and would be internally illuminated. The Steakloft sign, to be attached below the Wellesley Motor Inn sign, would be reduced from 63 square feet to 38.3 square feet, would be 13 feet above the ground at the present setback of 16 feet from the property line, and would be internally illuminated. Both signs would have white letters on a dark brown ground and would be located on the existing poles.

An unsigned, undated sketch of the sign; a letter dated January 3, 1989, from Lloyd Sicari of the Wellesley Motor Inn, stating that the Wellesley Motor Inn and The Steakloft restaurant are two separate businesses; and photographs were submitted.

ZBA 89-10
Petition of Wellesley Motor Inn
978 Worcester Street

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

FEB 24 9 28 AM '89

The Design Review Board held a preliminary review of the sign on November 10, 1988 at which certain recommendations were made. At the final review on January 26, 1989, the Design Review Board voted to approve the sign with a recommendation as to the method of attachment of the sign to the support poles, and noted that the previous recommendations had been incorporated into the final design.

The Planning Board, on February 7, 1989, voted to recommend that the signs be reduced so that the total square footage of both signs not exceed 100 square feet, which is the maximum permitted under the sign bylaw.

Decision

This Authority has made a careful study of the evidence presented. The petitioner is requesting a Special Permit for signs at 978 Worcester Street to identify the Wellesley Motor Inn and The Steakloft restaurant. This Authority is of the opinion that the signs meet the requirements of the Section XXIIA of the Zoning Bylaw for a Special Permit in regard to size, height, setback and internal illumination.

It is the opinion of this Authority that the proposed signs are an improvement over the existing signs on the property. The Wellesley Motor Inn sign will have an area of 95.8 feet including both sides, a height of 20 feet and a setback of 16 feet from the property line, meeting the requirements for a Special Permit in each of these areas. The sign will be internally illuminated with white letters on a dark brown ground, which meets the color requirement for internally illuminated signs.

The Steakloft sign, which will be attached below the Wellesley Motor Inn sign to the existing poles, will have an area of 38.3 square feet including both sides, a height of 13 feet and a setback from the property line of 16 feet. This sign also meets the requirements of a Special Permit pertaining to height and setback. The sign will be internally illuminated with white letters on a dark brown ground, which meets the requirement of two colors for an internally illuminated sign.

Although the total square footage of both signs will be 144.1 square feet, which exceeds the maximum requirement of 100 square feet, it is the opinion of this Authority that permission may be granted for the signage area due to the fact that the motor inn and the restaurant are separate businesses requiring separate identification.

Therefore, a Special Permit pursuant to Section XXV of the Zoning Bylaw is hereby granted to allow the two internally illuminated signs as shown on the submitted plans noted in the foregoing Statement of Facts, on the same poles as the existing signs with the following condition:

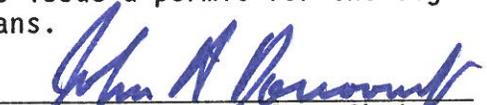
1. That the Steakloft restaurant sign be internally illuminated only during its hours of operation. As the Wellesley Motor Inn is open 24 hours a day, no conditions regarding hours of illumination will be ordered.

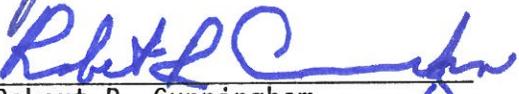
ZBA 89-10
Petition of Wellesley Motor Inn
978 Worcester Street

The Inspector of Buildings is hereby authorized to issue a permit for the signs upon his receipt and approval of an application and plans.

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.

cc: Planning Board
Inspector of Buildings
edg


John A. Donovan, Jr., Chairman


Robert R. Cunningham


Kendall P. Bates

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02191
FEB 24 9 29 AM '89