



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

OCT 6 11 35 AM '95

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ZBA 95-61
Bank of Boston
185 Linden Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 28, 1995 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of BANK OF BOSTON requesting a Special Permit pursuant to the provisions of Section XI and Section XXV of the Zoning Bylaw to allow the premises at 185 LINDEN STREET, in a Business District, to contain the following two drive-through windows where business is transacted from the vehicles of customers or patrons: 1. replacement of existing teller window with a 24 hour ATM facility in the inner lane; 2. removal of an existing ATM kiosk and replacement with a pneumatic tube system in the outer lane.

On August 7, 1995, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing were Ken Swartz, from the NES Group, and John Homan, Project Manager at Bank of Boston. Mr. Swartz explained that for security reasons, the Bank of Boston wished to reverse the locations of the existing ATM machine and teller window. In order to ensure traffic safety, and to forestall right turns from the drive-through facilities, the Bank will install a sign directing all traffic to make left hand turns around the building.

Mr. Swartz submitted a Traffic and Transaction Analysis for the existing ATM and teller window drive-through operations. The traffic count was taken at the site on September 25, 1995 between 10 a.m. and 1 p.m., as Monday from 11 a.m. to noon is a high volume period. The maximum queue line for the ATM was two vehicles, and three vehicles at the teller window.

The Board noted that the Volkswagon agency, the left side abutter, has changed ownership, and that the new owner is parking cars to the edge of his property line, which affects the turning radius at the far end of the building. There is also a tenant car continuously parked in the fire lane at the rear of the building.

No other person present had any comment on the petition.

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Statement of Facts

The subject premises is located at the western end of the store block at 185 Linden Street, in a Business District, and is leased from William Diehl Realty Trust by Bank of Boston. The previous tenant, South Shore Bank, had instituted the two existing drive-through windows. In May, 1994, Bank of Boston moved its premises from 180 Linden Street to 185 Linden Street, and continued to use the drive-through windows established by South Shore Bank.

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Bank of Boston is now requesting a Special Permit to remove the existing ATM and kiosk from the outer drive-through lane and install a new 24 hour ATM facility in the existing teller space in the inner drive-through lane. A pneumatic tube system would be installed in the space previously occupied by the ATM in the outer lane. This facility would be open from 8:30 a.m. to 4:30 p.m. on Monday through Saturday. There are two existing vehicle queue lanes, each of which can contain three cars before blocking access to the parking spaces available in front of the bank. There is also space for vehicles to bypass the outer lane in order to proceed around the rear of the building to use the Baybank ATM facility located at the eastern end of the building.

The following information was submitted: Site Plan of Land dated November 13, 1990, drawn by Needham Survey Associates, Inc.; R-1 including Existing Photographs, Right Side and Front Elevations, Existing and Proposed Floor Plans, dated July 21, 1995, drawn by DRL and Associates, Inc. and NES Group. A letter of endorsement dated July 27, 1995 from Beth A. Murphy, Trustee of the William Diehl Realty Trust was also submitted.

The Planning Board reviewed the petition on September 26, 1995 and voted to offer no objection to the granting of this request subject to annual review and renewal.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. Bank of Boston is requesting a Special Permit to reverse the location of the existing ATM facility from the outer to the inner drive-through lane and to remove the existing teller window and replace it with a pneumatic tube drive-through system in the outer lane at its premises at 185 Linden Street in a Business District. The installation and use of a drive-through facility is not an allowed a use in a Business District.

It is the opinion of this Authority that the proposed relocation of the two bank services satisfy all Special Permit Standards pursuant to Section XXV-D of the Zoning Bylaw and that said use will be in harmony with the intent and purpose of the Zoning Bylaw.

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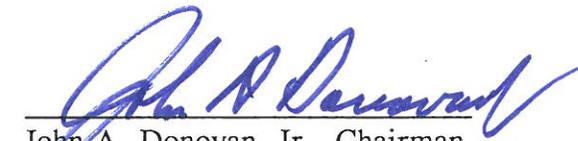
It is the unanimous decision of this Authority to grant the requested Special Permit for the use of the two drive-through windows, subject to the following conditions:

1. Prior to the issuance of any building permit for this project, the following must be submitted to the office of the Board of Appeals:
 - a. A revised site plan showing the location of the proposed directional turning sign and the width of the drive-through lanes.
 - b. A copy of the sign including dimensions, message and height above the ground.
 - c. A letter of endorsement from the property owner allowing the installation of the directional sign.
2. This Special Permit shall expire one year from the date of this decision.

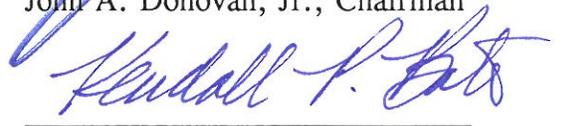
The Inspector of Buildings is hereby authorized to issue a permit for the construction upon receipt and approval of a building application and detailed construction plans, and compliance with Condition #1 of this decision.

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



Kendall P. Bates



William E. Polletta

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