



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

Nov 3 8 25 AM '95

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

ELLEN D. GORDON
Executive Secretary
Telephone
431-1019 X208

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

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

ZBA 95-70
Petition of Needham Co-operative Bank
458 Washington Street

Pursuant to due notice, the Permit Granting Authority and the Special Permit Granting Authority held a Public Hearing on Thursday, October 26, 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 NEEDHAM CO-OPERATIVE BANK requesting the following Special Permits and variances pursuant to the provisions of Sections XXIIA, Section XXV and Section XXIV-D of the Zoning Bylaw to construct a two-sided, tri-color, internally illuminated standing sign, each side to have an area of 31 square feet, at a height of 10 feet, at its premises at 458 WASHINGTON STREET, in a Business District:

Special Permits:

1. To exceed the allowed area of 50 square feet with an area of 62 square feet
2. To exceed the allowed height of 6 feet with a height of 10 feet
3. To internally illuminate said sign

Variances:

1. To vary from Section XXIIA-C-4 in order to have a sign with moving parts when no moving sign shall be erected or maintained in any district.
2. To exceed the number of colors (2) allowed for an internally illuminated sign.

On October 10, 1995, the petitioner filed a request for a hearing before these Authorities, and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Leslie Shea, attorney for the bank, who was accompanied by Robert Day, President of Needham Co-operative Bank, and Paul Crisafulli, the sign designer. Mr. Shea said that the bank came before the Board in 1978 for permission to erect the existing sign. The sign not only identifies the bank, but serves the public in displaying the time and temperature. The sign has been vandalized many times over past years. It needs to be internally repaired, but as the design is outdated, the bank is requesting to erect a new, modern sign.

Mr. Shea submitted two letters and a petition signed by 813 individuals in support of the requested sign.

Mr. Shea reviewed the petition requests. The height of 10 feet has been requested to allow the sign to be visible above cars parked in front of it, and to remove it from the reach of those attempting to vandalize it. The sign will be a darker bronze than depicted in order to

ZBA 95-70
Petition of Needham Co-operative Bank
458 Washington Street

Nov 3 8 25 AM '95

comply with the suggestion of the Design Review Board. The letters and numerals are available only in red, so the sign requires three colors. Although the existing sign can be repaired with moving parts and internal illumination as previously granted, the bank would prefer to erect a more modern sign.

RECEIVED
TOWN CLERK'S OFFICE
WILMINGTON, MA 02181

The Board questioned the necessity of having the sign at a height of 10 feet, and asked if the sign was to be erected in exactly the same location as the existing sign. Mr. Shea responded that the height was requested for the aforementioned reasons, and that the sign would be located exactly 15 feet from both the left side and front property lines. The new sign is the same width as the existing sign.

The Board noted that the existing sign is surrounded by an unattractive gray steel fence, and asked if the fence would remain, or if it could be replaced with rocks, grass or landscaping. Mr. Shea responded that Mr. Day had no problem with removing the fence and redesigning the space.

The Board asked if only the numerals and letters were to be internally illuminated. Mr. Crisafulli and Mr. Shea agreed that only the time and temperature would be internally illuminated. The name of the bank will not be included.

The Board expressed concern regarding the setting of a precedent in allowing the sign to have moving parts, and requested that the decision specifically state that the sign was unique in its nature not only as a town landmark, but as a replacement of an existing sign, which also had moving parts. The allowance of moving parts in the new sign was not to be interpreted as a new precedent for future petitions. The decision should also stipulate that the sign frame was to be the darkest color possible.

Stanley Czulewicz, 478 Washington Street; Felix Juliani, 6 Sylvester Terrace; and Scott McMullian, 24 Oxbow Road, spoke in favor of the petition.

Statement of Facts

The subject property is located at 458 Washington Street, on the corner of State Street, in a Business District. In October, 1978, the petitioner was granted a Special Permit to construct an internally illuminated, two-color, standing sign at a height of 6 feet, with a time unit below the sign. The sign was to be located 15 feet from the left and front property lines.

The petitioner is requesting to demolish the existing sign and replace it with a standing sign in the same location at a height of 10 feet. The two-sided sign, with a total area of 62 square feet, will be composed of two portions: a 5 foot by 2 1/2 foot section having a bronze ground and "Needham Co-operative Bank" in white letters; and a 4 foot by 15 inch portion containing an analog device with red letters and numerals denoting time and temperature on a white ground. Only the letters and numerals will be internally illuminated.

ZBA 95-70
Petition of Needham Co-operative Bank
458 Washington Street

Nov 3 8 25 AM '95

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

The petitioner is requesting Special Permits to exceed the allowed height and total area, and to internally illuminate a portion of the sign. Variances are requested to allow the sign to contain moving parts and to have three colors.

An undated Plot Plan signed by Sidney R. Vaughan, Professional Land Surveyor; Site Layout for Exterior Sign dated 9/4/95, drawn by Paul Crisafulli; Interior-lit, Double-faced Ground Sign with Time/Temp Unit, dated 2/15/95, revised 8/30/95, prepared by Back Bay Sign Company; and photographs were submitted.

Letters in support of the petition were received from Osco Drug, Haskins Oldsmobile, the Rotary Club of Wellesley, and the Bernardi Family Trust.

On September 14, 1995, the Design Review Board reviewed the sign proposal and voted to approve the design and placement of the standing sign as presented with the recommendation that the analog lettering on the time/temperature unit be black rather than red.

On October 24, 1995, the Planning Board reviewed the petition and voted to strongly recommend that the request be denied as no such signs have been allowed under the current Sign Bylaw and it would set an unfortunate precedent to allow one now.

Decision

These Authorities have made a careful study of the materials submitted and the information presented at the hearing. The petitioner is requesting the aforementioned 3 Special Permits and 2 variances for a replacement two-sided, tri-color internally illuminated standing sign at its premises at 458 Washington Street, in a Business District.

It is the opinion of these Authorities that the proposed sign, with its analog time/temperature device, has the unique status of an existing town landmark, which provides a public service. The grant of a variance for this sign to contain moving parts should not be considered a precedent for any future signs to contain moving parts of any nature. Furthermore, the grant of a Special Permit to internally illuminate only the letters and numerals of the analog device, and no other portion of the sign, is in keeping with the sign permits granted to other banks in the area in past years.

These Authorities are of the opinion that it is unnecessary to condition removal of the existing gray steel fence, as reliance on the good faith of the bank president, Robert Day, will be sufficient in this matter.

It is the unanimous decision of these Authorities to grant Special Permits to allow the sign to have a total area of 62 square feet (31 square feet per side), a height of 10 feet and the letters and numerals of the time/temperature display to be internally illuminated.

ZBA 95-70
Petition of Needham Co-operative Bank
458 Washington Street

It is the unanimous decision of these Authorities to grant variances to allow the sign to contain an analog time/temperature device with moving parts, and for the sign to contain the three colors of dark bronze, white and red, as the analog device cannot be obtained with lights in a black color.

Therefore, the requested Special Permits and variances are hereby granted subject to the following conditions:

1. The frame and ground of the upper portion of the sign shall be the darkest possible color.
2. Only the letters and numerals of the analog portion of the sign shall be internally illuminated and no other portion of the sign shall be so lit.
3. The sign shall be located no less than 15 feet from the left and front lot lines.
4. No sign shall be installed until a sign permit is issued by the Inspector of Buildings.

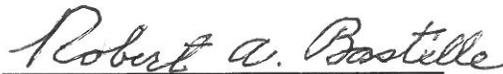
The Inspector of Buildings is hereby authorized to issue a permit for the sign subject to receipt and approval of a sign permit.

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


Robert A. Bastille

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181
Nov 3 8 25 AM '95