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## ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02181-5992

Nov 10 2 08 PM '97

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ROBERT A. BASTILLEZBA 97-92  
Petition of Bank Boston  
35 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 30, 1997 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 BOSTON requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw to exceed the number of signs allowed for a business establishment (1) by installing one 6 square foot wall sign on the facade of the building facing Washington Street, and one 6 square foot wall sign on the facade of the drive-through canopy facing Columbia Street, at its premises at 35 WASHINGTON STREET, in a Business District.

On October 14, 1997, 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 was Charles Swartz of the NES Group, representing Bank Boston. Mr. Swartz said that they would simply like to replace the signs that were there when the bank was Bank of Boston. The new signs are smaller as there are fewer letters.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 35 Washington Street, in a Business District. The property is owned by the Wellesley Office Trust, and leased to Bank Boston. The property was originally tenanted by South Shore Bank, and later by Bank of Boston. There is no record in either the Building Department or the office of the Zoning Board of Appeals of permits issued for signage to Bank of Boston. Bank of Boston wall signs on the Washington Street building facade and on the facade of the drive-through canopy facing Columbia Street were installed in violation of the Zoning Bylaw and without sign permits.

The current tenant, Bank Boston, is requesting a Special Permit to exceed the number of wall signs allowed for a business establishment (1) by installing one 6 square foot sign by right on the Washington Street facade of its premises, and a second 6 square foot sign on the facade of the drive-through canopy facing Columbia Street. The signs will consist of individual white letters on a green band with an eagle logo and will not be illuminated.

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A site plan, drawings of the sign and elevations dated 3/18/97, revised 4/29/97, revised 10/9/97 drawn by Acme Wiley Corporation; and photographs were submitted.

On August 14, 1997, the Design Review Board reviewed the signage proposal and voted to approve the two wall signs as presented.

On October 21, 1997, the Planning Board reviewed the petition and stated that based on the understanding that this is a replacement sign, the Planning Board had no objection to granting the special permit.

#### Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The petitioner is requesting a special permit for a second wall sign to be installed on the facade of drive-through canopy facing Columbia Street at its premises at 35 Washington Street, in a Business District.

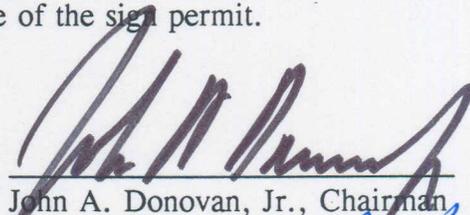
It is the opinion of this Authority that due to the location of the property, identification of the premises from the Washington Street facade and the Columbia Street facade is necessary. The area and height of the second sign are in harmony with the intent and purpose of Section XXIIA of the Zoning Bylaw.

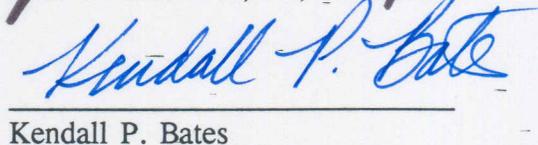
Therefore, a Special Permit is hereby granted, as voted unanimously by this Authority at the Public Hearing, for installation of a second 6 square foot wall sign on the facade of the drive-through canopy facing Columbia Street, subject to installation in accordance with the submitted sign and elevation drawings.

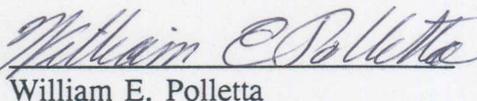
The Inspector of Buildings is hereby authorized to issue a permit for the sign installation upon receipt and approval of an application and any other plans that may be required. The second sign may not be installed until the issuance of the sign permit.

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

  
William E. Polletta