

**ZONING BOARD OF APPEALS**

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ZBA 2012-28

Petition of Wellesley Monthly Meeting of Friends
26 Benvenue Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 5, 2012, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of WELLESLEY MONTHLY MEETING OF FRIENDS requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw for installation of two (2) standing signs, to exceed the maximum number of standing signs allowed, to be located closer to the property line than the minimum required setback, and to exceed the maximum allowable sign height (unless otherwise certified by a surveyor), at 26 BENVENUE STREET, in a Single Residence District.

On March 20, 2012, 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 Roland Stern. Also present were Hugh Lippincott, Jean McRide and Carolyn Stone.

The Board said that the request is to relocate an existing sign on Benvenue Street to Ingraham Road and put up a new sign on Benvenue Street.

The Board said that the Design Review Board (DRB) approved the two standing signs with the condition that the new sign on Benvenue Street match the old sign that will be relocated in style by being square rather than with a curved top. Mr. Stern said that he was present at the DRB Meeting. He said that the Friends had discussed at their Monthly Meeting both a square and a curved top design. He said that the Friends thought that a curved top sign might be more attractive and snow would fall off a little more easily. The Board said that snow would probably not be an issue since the sign will be hanging below a horizontal support. The Board confirmed that the request is for the round topped sign.

The Board said that the Planning Board did not understand the need for the second sign on Ingraham Road. The Board confirmed that the purpose of that sign is to direct people to the staircase. Mr. Stern said that their experience is that people coming on foot from the train or coming for a memorial service or wedding, because of parking constraints, have been directed to Ingraham Road and do not know how to get into the back. Ms. Stone said that those services occur six to eight times a year.

The Board said that the Wellesley Monthly Meeting of Friends has frontage on two streets. The Board asked if a temporary sign would suit the purposes for directing people to the services. The Board said that Ingraham Road is located in a residential neighborhood. Mr. Stern said that they had tried using a

temporary sign. He said that the sign was strapped to a telephone pole. He said that there is a visibility problem due to a great number of trees along the street. He said that it is hard to locate a place to put a temporary sign that would be on Friends' property. The Board discussed a sandwich board sign that would be visible if it was placed above the wall.

Mr. Stern said that the signpost will be 20 feet from the stairway.

The Board said that the request is to put a sign in a residential neighborhood that is not allowed by right. The Board said that the property has frontage on two streets. Mr. Stern said that the proposed signs will not meet setback requirements on Benvenue Street and Ingraham Road.

Mr. Stern said that a woman who lived to the west of the property on Benvenue Street had a concern about the new sign blocking her view. He said that he created a mock up of the sign and the neighbor was satisfied that it would not block her view from her driveway.

The Board said that there is a directional sign on the corner of Grove and Benvenue Streets. Mr. Stern said that sign was installed by the Town.

Mr. Stern said that they would be happy to do a flat topped sign for Benvenue Street. He said that the existing sign that will be relocated was done by an engineer who was a member of the Meeting and is now in his 90's. He said that the sign was made out of metal and the letters were glued on. He said that they were hoping to save that sign. He said that the sign does not give all of the information that they would like to have at the main entrance. The Board said that the number 26 is the Benvenue Street address not the Ingraham Road address.

The Board said that the sign on Benvenue Street, which is a designated Scenic Road, should have a setback of nine feet from the paved surface.

There was no one present at the Public Hearing who wished to speak to the petition.

Statement of Facts

The Petitioner is requesting a Special Permit for installation of two (2) standing signs, to exceed the maximum number of standing signs allowed, to be located closer to the property line than the minimum required setback, and to exceed the maximum allowable sign height (unless otherwise certified by a surveyor), at 26 Benvenue Street and Ingraham Road, in a Single Residence District.

Letter of Explanation of Request, submitted by Roland Stern, Trustee, Certificate of Trustees, dated 9/10/09, signed by David Haines, lettering for new sign on Benvenue Street, mockup of new sign on Benvenue Street with dimensions, mockup of sign relocated to Ingraham Road with dimensions, and Topographical Plan of Land, dated 11/65, prepared by Rowland H. Barnes & Co.

On March 28, 2012, the Design Review Board voted to recommend that the Zoning Board of Appeals approve the proposed project with the condition that the new sign on Benvenue Street match the old sign

to be relocated from Benvenue Street to Ingraham Road in style by being square rather than with a curved top.

On April 4, 2012, the Planning Board reviewed the petition and recommended that the Special Permit be granted with a condition.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject signs will be two (2) standing signs, to exceed the maximum number of standing signs allowed, to be located closer to the property line than the minimum required setback, and to exceed the maximum allowable sign height (unless otherwise certified by a surveyor).

It is the opinion of this Authority that installation of two (2) standing signs, to exceed the maximum number of standing signs allowed, to be located closer to the property line than the minimum required setback, and to exceed the maximum allowable sign height (unless otherwise certified by a surveyor), will be in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw, as the sign scale will be in reasonable relation to development scale, viewer distance and travel speed, and sign sizes on nearby structures; sign size, shape, and placement will serve to define or enhance architectural elements of the building and will not unreasonably interrupt, obscure or hide them; sign design will be in reasonable continuity with the mounting location, height, proportions and materials of other signage on the same or adjacent structures; sign materials, colors, lettering style, illumination and form are reasonably compatible with building design, neighborhood context and use; and sign size, location design and illumination are not judged to present a safety hazard to vehicular or pedestrian traffic.

Therefore, a Special Permit is granted for installation of two (2) standing signs, to exceed the maximum number of standing signs allowed, to be located closer to the property line than the minimum required setback, and to exceed the maximum allowable sign height (unless otherwise certified by a surveyor), in accordance with the submitted plans.

The Inspector of Buildings is hereby authorized to issue a permit for the sign upon receipt and approval of a sign application and any other materials he may require. No sign shall be installed until said permit has been issued.

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.

Richard L. Seegel, Chairman

J. Randolph Becker

David G. Sheffield

cc: Planning Board
Inspector of Buildings
lrm