



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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ROBERT W. LEVY
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ZBA 2012-71
Petition of KayGee Sign & Graphics
200 Linden Street

Record Owner of Property: Federal Realty

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 6, 2012, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of KAYGEE SIGN & GRAPHICS requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw for a 28 inch by 48 inch blade sign that, in combination with two by-right wall signs, will exceed the number of signs and the maximum area allowed in a Business District, at 200 LINDEN STREET.

On August 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 Joe Buckholz, representing KayGee Sign & Graphics, (the "Petitioner").

Mr. Buckholz said that the proposal is to put up a third sign on the property. He said that two signs are by-right. He said that all of the signs are replacing the Middlesex Savings Bank signs.

Mr. Buckholz said that the Design Review Board (DRB) voted to approve all three signs.

Mr. Buckholz said that there are two public entrances. He said that the total square footage of all of the signs will be 58.4 square feet, where 50 square feet is allowed. He said that the signs will be basically the same size and materials as the Middlesex Savings Bank signs.

Mr. Buckholz said that the signs will be not be internally illuminated. He said that there is existing flood lighting on the building.

Mr. Buckholz said that the signs will consist of three colors, blue, white and red.

The Board asked which sign would be considered to be the third sign. Mr. Buckholz said that the wall signs were already approved by DRB. He said that the third sign that they are asking for a Special Permit for is the oval sign.

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

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KAYGEE SIGN & GRAPHICS
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Statement of Facts

The Petitioner is requesting a Special Permit for a 28 inch by 48 inch blade sign that, in combination with two by-right wall signs, will exceed the number of signs and the maximum area allowed in a Business District.

Letter from Marybelle Nelson, dated 7/17/12, regarding Sign Drawings "Approved as Noted", Authorization and Consent Form, dated 7/17/12, Landlord Approval for Sign Documents, Aerial Siteplan, Road Map, Photograph of Existing Sign W1 with specifications, Photosimulation of Proposed Sign with specifications, Building Elevations, Photograph of Existing Signage W3 with specifications, Photograph of Proposed Sign W3 with specifications, and photographs were submitted.

On August 8, 2012, the Design Review Board voted to recommend that the Zoning Board of Appeals approve the proposed project as presented.

On September 6, 2012, the Planning Board reviewed the petition and recommended that the Special Permit be granted.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject sign will be one (1) 28 inch by 48 inch blade sign that, in combination with two by-right wall signs, will exceed the number of signs and the maximum area allowed in a Business District.

It is the opinion of this Authority that installation of one (1) 28 inch by 48 inch blade sign, in combination with two by-right wall signs, will be in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw, as the sign scale will be will 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 one (1) 28 inch by 48 inch blade sign, in combination with two-by right wall signs.

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.

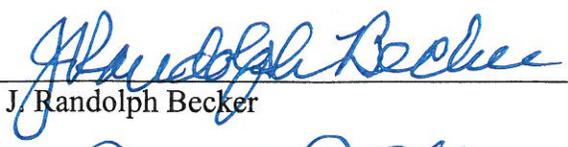
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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman



J. Randolph Becker



David G. Sheffield

cc: Planning Board
Inspector of Buildings
lrm

Photo W1

Existing Signage W1



Size (HxWxD):

48" x 28"

OAH:

Visible Openings:

Sign Area:

Face Retainer:

Illuminated?:

Non-Illum.

Face Material:

Voltage:

Letter Material:

Pan Faced:

S. or D. Face:

Embossed:

Bldg. Fascia Mat:

Divider Bar Sz:

Mount:

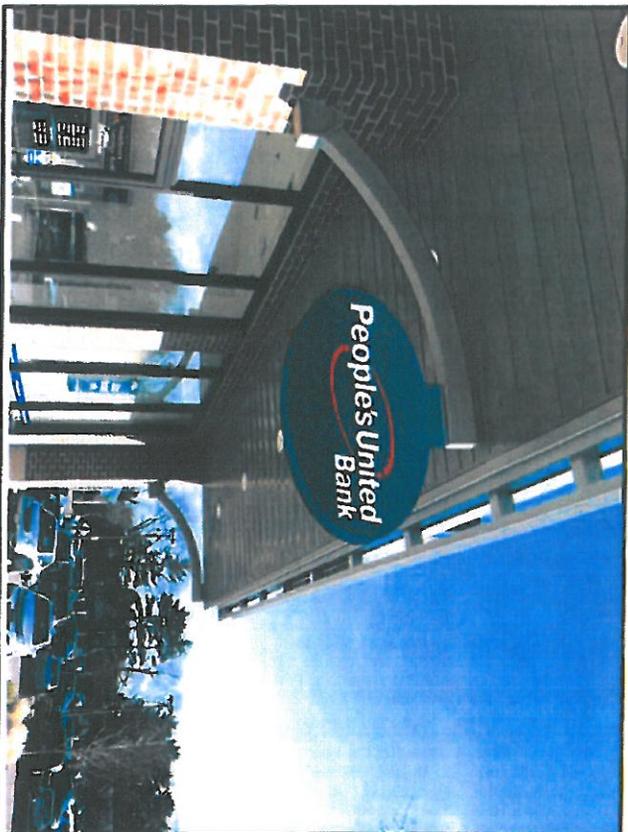
Divider Material:

Notes:

Custom Under Canopy Blade Sign, Double Faced.

Proposed Sign Type: Custom Blade Sign

Photo W1



Size (HxWxD):

48" x 28"

OAH:

Visible Opening:

Sign Area:

Face Retainer:

Illuminated?:

Non-Illum.

Recommendation:

Reface Existing Custom Under Canopy Blade Sign, Double Faced, with Blue Background and with white plate letters and red orb

- APPROVED
- APPROVED AS NOTED
- NOT APPROVED
- REVISE & RESUBMIT
- PROCESS FOR CONSTRUCTION

BY: M. Keenan

DATE: 7/13/12

SHALL IN NO WAY BE CONSIDERED TO MODIFY THE TERMS OF THE FEE AGREEMENT