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TOWN OF WELLESLEY



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BOARD OF APPEAL

MAR 8 4 12 PM '72

THEODORE C. MERLO
F. LESTER FRASER
WILLIAM O. HEWETT

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Petition of Wellesley Office Park Associates
and Wellesley Office Park Associates Two.

The Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:45 p.m. on August 22, 1974, on the petition of Wellesley Office Park Associates and Wellesley Office Park Associates Two, requesting permission to erect eleven accessory standing signs in front of the six buildings, located within Wellesley Office Park, one giving the number of each building and the other indicating the delivery entrance of each building; said signs would be within thirty feet of the property line and in violation of Section XXIIA, Part C, Subpart 2 a, of the Zoning By-law. Special permits are requested for these under the provisions of Section XXIIA, Part E, of the Zoning By-law.

The petitioners further sought permission to erect a standing sign in front of the existing electrical substation at the corner of William Street and Route 9, less than the required thirty feet from the boundary line and more than fifteen feet long and in violation of Section XXIIA, Subpart 2, of the Zoning By-law. Permission was requested under the provisions of Section XXIIA, Part E. of the Zoning By-law.

On July 11, 1974, the petitioners requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

A letter was received from John A. McBurney Superintendent, Electric Division of the Town of Wellesley, in which he stated that if the free standing sign is installed as desired at the intersection of William Street and Worcester Street (Route 9), the Electric Division's Substation would be blocked from view, especially the top area of the substation which they like to observe when passing on Route 9. If the view is blocked, it will necessitate driving up William Street to check and see that nobody is on top of the station; this is time consuming.

Statement of Facts

The property involved is located within an Administrative and Professional District.

The petitioners seek permission to erect eleven accessory standing signs in front of their six office buildings, six to identify the numbers of the buildings and five to indicate the delivery entrances of the buildings. The sign to identify the number of the building is to be a redwood plank, 1'9" wide and 6' high, with a bronze number mounted on it. The sign to identify the delivery entrances is proposed to be 4'9" x 10", mounted on two posts 10" high, with the word, "delivery" in bronze on a redwood background. The sign giving the number of the building will be less than 15 square feet and the sign indicating the delivery entrances will be approximately 3.5 square feet.

The petitioners feel that the proposed signs are necessary to properly

identify the office park and the six buildings within the park.

The petitioners also seek permission to erect a standing sign 3'10" high and 30' long, to be mounted three feet above the existing sub-station wall at the corner of William Street and Route 9, which will be less than the required thirty feet from the boundary line and more than fifteen feet long, both in violation of Part C., Subpart 2 of Section XXIIA. The sign is to have the wording, "Wellesley Office Park" in bronze letters on a redwood background.

A plan was submitted which showed the design of the proposed signs as well as their proposed locations. Said plan was drawn by Jung/Brannen Associates, Inc., Boston, dated 10/18/73, Revision #1, 6/26/74; the location of the signs and location of the Electric Substation were drawn by Homer K. Dodge, Professional Engineer.

Decision

At the request of this Board, the petitioners submitted a revised plan of the sign which was requested to be located on the Electric Division's Substation. Said plan was identified as Revision #2, 7/29/74, Revision #3, 8/27/74, Revision #4, 9/24/74. The new plan showed the proposed sign to be moved to 1'0" in front of the Electric Substation, with the lettering and dimensions to remain the same as shown on the original plan.

The Board finds that the eleven identification signs, six to identify the numbers of the buildings and five to indicate the delivery entrances of the buildings, will be in harmony with the general purpose and intent of Section XXIIA of the Zoning By-law and will not be injurious to the neighborhood nor to the traffic and safety conditions, nor otherwise detrimental to the public safety and welfare.

By a vote of two in favor and one opposed, the Board, however, denies the petitioners' request for the sign on the Electric Substation.

The majority of the Board finds that a real need exists for the proposed sign in order to provide proper identification for the Park. However, the minority of the Board feels that, if allowed, it will establish a precedent within the area for other similar developments which may request similar signs. It is also his further belief that the proposed sign is not in harmony with the general purpose and intent of Section XXIIA of the Zoning By-law and will be injurious to the neighborhood and to traffic and safety conditions within the area.

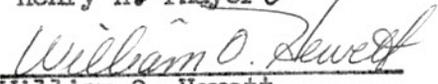
Accordingly, the request for the eleven signs above specified are granted and the Building Inspector is authorized to issue a permit for the erection of them in accordance with the plans submitted and on file with this Board. The request for the sign to be erected on the Electric Substation is denied and the request is dismissed.

Messrs. Thayer and Parker would grant the request, however, Mr. Hewett cannot find the facts necessary to grant it.

Filed with Town Clerk


Franklin P. Parker

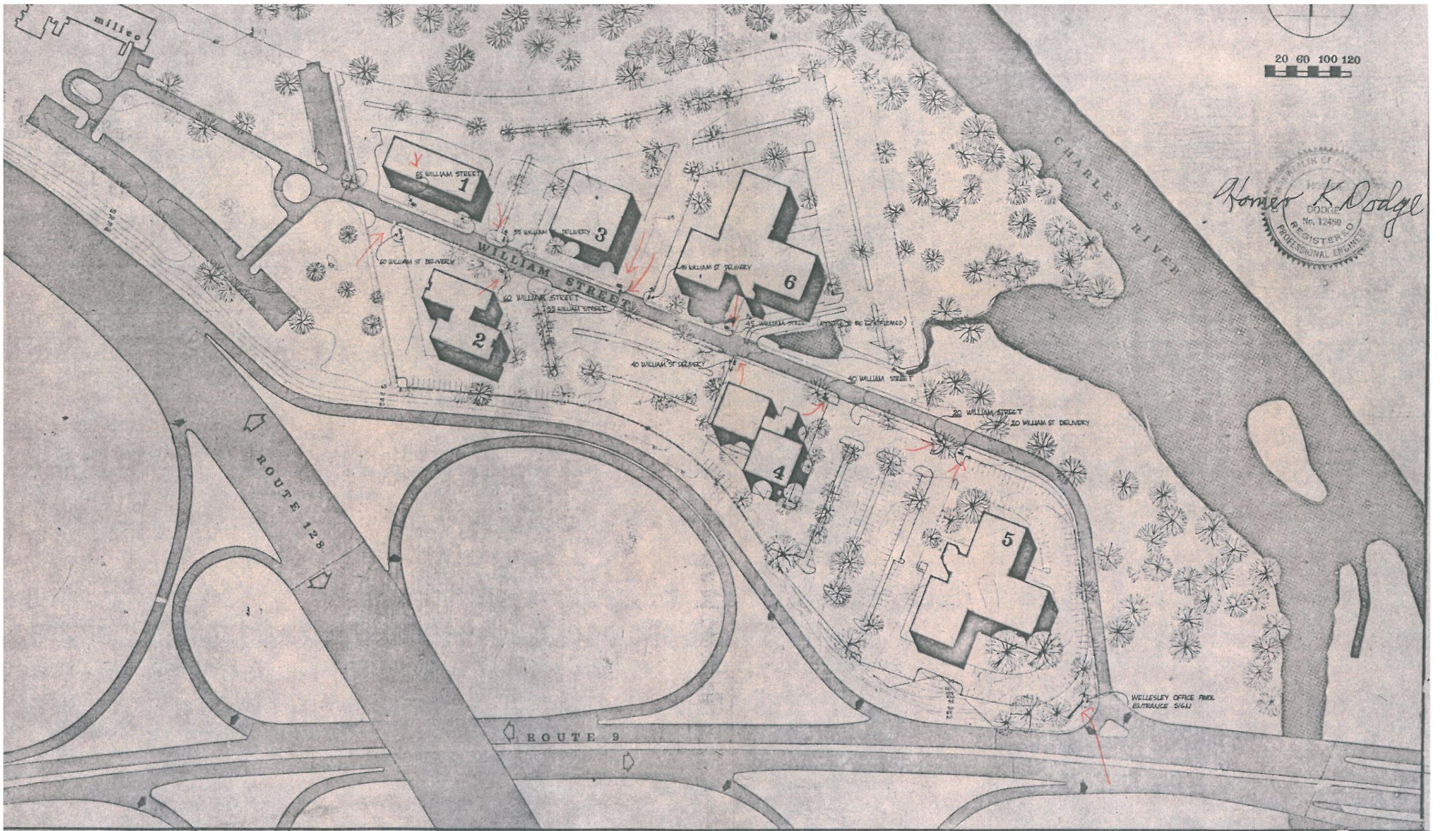

Henry H. Thayer


William O. Hewett

20 60 100 120



Homer K. Dodge



Wellesley Office Park Sign
SIGN LOCATIONS
 Date: 10-18-73 Scale: _____ Drawn: _____
JUNG / BRANNEN ASSOCIATES INC.
 665 Boylston Street; Boston, Mass. 02116

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7341