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TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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STEPHEN S. PORTER  
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**STEPHANIE J. COSSOLIN**  
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Petition of the Harvard Community Health Plan

Pursuant to due notice the Special Permit Granting Authority held a public hearing in the hearing room on the second floor of the Town Hall at 10:00 PM on May 20, 1980, on the petition of Harvard Community Health Plan who is seeking a variance from the provisions of Section XXIIA, Part C, Subpart 3, a 4 and Subpart 3, al d, in order that they may construct a standing sign on the premises at 230 Worcester Street.

On April 25, 1980, the petitioner filed its request for a hearing, and thereafter due notice of the hearing was given by mailing and publication.

Ms. Judy Dolkoff spoke in behalf of this petition.

Statement of Facts

The property involved is located on the corner of Worcester Street and Hastings Street. The multi-story building and garage on the property is being constructed under a Special Permit granted by the special Permit Granting Authority and filed with the Town Clerk on April 12, 1979.

The petitioner seeks permission to erect a standing sign on the property in order to direct traffic flow onto, within, and off the property.

Ms. Dolkoff stated the proposed standing sign will be a single unit with three faces. It will be internally illuminated and will stand 7'6" high with a 4'5" clearance from the ground to the bottom of the faces of the sign. The proposed legends on the three sides will be "Entrance" with an arrow pointing right; "Entrance" with an arrow pointing left; and "Exit Only" with an arrow pointing right. On top of the third face which states "Exit Only", there will be the wording "Right turn only - Cedar Street - Route 9". A plan numbered A45 dated, May 19, 1980, showing the general location of the proposed sign was submitted. A sketch showing the proposed sign located fifteen (15') feet back from the Worcester Street property line was submitted subsequent to the public hearing.

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Decision

The Authority has made a study of the evidence presented and at least one member has taken a view of the site. With consideration of the report of the Design Review Board, on file with this Authority, it is the unanimous opinion of this Authority that the erection of a standing sign as proposed, subject to the conditions hereinafter imposed, will not be injurious to the neighborhood nor to traffic and safety conditions and will be in harmony with the general purpose and intent of the Zoning By-Law.

Accordingly, the Inspector of Buildings is authorized to issue a permit to erect the proposed sign as shown on the plan submitted and on file with this Authority and located as shown on the site plan included on the plan and on the supplementary sketch submitted subsequent to the public hearing, subject to the following conditions:

1. That said sign shall be located as shown on the plan and sketch submitted and in no case shall it be closer than fifteen (15) feet to any property line.
2. That the illuminated sign shall not cast any glare onto any portion of any street or any residential premises.
3. That the sign contain no colors other than as represented at the hearing (white, red & brown).
4. That the sign be illuminated only while the building is open to provide service to the membership.

William F. Cullinane  
William F. Cullinane, Chairman

Stephen S. Porter  
Stephen S. Porter

John A. Donovan, Jr.  
John A. Donovan, Jr.

Filed with Town Clerk:

7/2/80