



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 86-55
Petition of Eaton Apothecary (Paul Dumouchel)
570 Washington Street

Pursuant to due notice, the Permit Granting Authority and the Special Permit Granting Authority held a Public Hearing on Thursday, October 23, 1986 at 8 p.m. in the Great Hall of the Town Hall at 525 Washington Street, Wellesley on the petition of EATON APOTHECARY (PAUL DUMOUCHEL) and TAYLOR INTERIM REALTY requesting a Special Permit pursuant to Section XXIIA and Section XXV of the Zoning Bylaw to allow an internally illuminated wall sign at EATON APOTHECARY (formerly CLEMENT DRUG STORE) at 570 WASHINGTON STREET at the corner of Grove Street, in a Business District, and requesting a variance pursuant to Section XXIV-D and Section XXIIA of the Zoning Bylaw to allow the wall sign which exceeds the area requirements of the Zoning Bylaw.

On August 26, 1986 the petitioner filed a request before this Board and thereafter due notice of the hearing was given by mailing and publication. The petitioner was originally scheduled for a Public Hearing on September 18, 1986 but, due to a misadvertisement of the case in the Wellesley Townsman, the case had to be readvertised and scheduled for the October 23 Public Hearing.

Presenting the case at the Public Hearing was Paul Dumouchel, who stated that the proposed sign is drastically reduced from the existing sign. The property is on a corner and he is trying to use the existing electrical sign boxes.

No others were present expressing favor or opposition to the request.

Statement of Facts

The property in question is located at 570 Washington Street at the corner of Grove Street, in a Business District, owned by Taylor Interim Realty. Paul Dumouchel, owner of Eaton Apothecary, formerly known as Clement Drug Store, wishes to install a new face to an existing sign at the premises to reflect the change of name of the business.

The proposed wall sign would be 18" by 58'7", 10' high, with an area of 88 square feet, internally illuminated, with two colors, bronze and white. A Special Permit is requested for internal illumination and a variance is requested for the size of the sign.

Drawings of the proposed sign were submitted by University Brink, Watertown, Ma. dated 2/15/86.

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The Design Review Board held two meetings concerning the sign on June 12 and October 9. In a letter of October 10 the Design Review Board stated it had approved the sign as presented.

The Planning Board reviewed the sign at its regular meeting of September 9. In a letter of September 15, 1986 it voted to "strongly recommend that the sign area be limited to the 50 square feet allowed 'by right' ...".

Decision

This Authority has made a careful study of the evidence presented. The petitioner is requesting a Special Permit to allow an internally illuminated wall sign at 570 Washington Street and a variance to allow a sign 88 square feet in area.

It is the opinion of this Board that the internal illumination of the proposed sign should not be allowed. This Board realizes that this business and many businesses need illumination of signs to identify their businesses during hours of operation after dark. However, this Board feels that external illumination is more appropriate for signs in areas such as this. External illumination is allowed by permit from the Building Department.

Regarding the variance requested to allow a sign with an area of 88 square feet, it is the opinion of this Board that this size is excessive and the petitioner has failed to prove hardship per Section XXIV-D of the Zoning Bylaw to warrant the granting of such a request.

Therefore, the variance requested for the sign at 570 Washington Street is hereby denied. A Special Permit is granted for a sign no larger than 75 square feet in area but the Special Permit for internal illumination is hereby denied.

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
Building Inspector
mam


Stephen S. Porter, Chairman


John A. Donovan, Jr.


William E. Polletta

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