



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman
ROBERT R. CUNNINGHAM
KENDALL P. BATES

ELLEN D. GORDON
Executive Secretary
Telephone
431-1019

JUL 10 2 17 PM '91

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK
TOWN CLERK
WELLESLEY, MA 02181

ZBA 91-33
Petition of South Shore Bank
35 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 20, 1991 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) of the Town Hall, 525 Washington Street, Wellesley, on the petition of SOUTH SHORE BANK requesting a Special Permit pursuant to the provisions of Section XI and Section XXV of the Zoning Bylaw to allow installation and use of a drive through 24 hour Authomatic Teller Machine (ATM) and a drive through island banking kiosk, both installations to be covered by a canopy approximately 30 feet by 15 feet at its premises at 35 WASHINGTON STREET, in a Business District. A drive through window is not a use allowed by right in a Business District.

On June 3, 1991, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing were John Staniunas, project architect; Hugh Beckett, owner of the property, and Richard White, representing South Shore Bank. Mr. Staniunas said that for the past 32 years, the bank has had a drive-up teller window. There is a demonstrated need for an additional teller station for customer convenience.

Mr. Staniunas described the proposed installation and the traffic patterns. The existing drive through teller window would be removed, and an ATM facility would be installed in the side of the building. The kiosk island installation would replace the services provided by the existing teller window.

Mr. Staniunas said that in response to concerns raised by the Design Review Board regarding the lack of a barrier between the 4 existing parking spaces parallel to Columbia Street and the sidewalk, 12 inch bollards would be installed beside the sidewalk. Addressing the Planning Board's concern regarding the adequacy of the turning radius from Columbia Street into the kiosk lane, Mr. Staniunas said that the 20 foot radius would be sufficient. He submitted photographs showing the parking spaces, lane accommodation, as well as the turning procedure to access the lane.

The Board asked where cars would stack to access the two facilities. Mr. Staniunas said that there was enough space to stack three cars for the kiosk and 3 for the ATM, and that the plan would accommodate the proposed use.

The Board noted that there would be a problem if any of the parked cars attempted to exit while the kiosk was being used, as the lane between the kiosk island and the parked cars was designated to serve both functions. The Board asked if removal of the 4 parking spaces would be acceptable to the bank. Mr. Beckett stated that loss of the spaces would be a hardship, particularly in regard to obtaining financing from lenders.

ZBA 91-33
Petition of South Shore Bank
35 Washington Street

JUL 10 2 17 PM '91

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

The Board further noted that a car entering from Columbia Street could neither back out nor pass through, if the driver did not want to wait in line. Mr. Beckett likened the situation to a one-way street.

Donald Chaffee, 19 Columbia Street, expressed opposition to the petition. Mr. Chaffee said that the existing teller window causes traffic to back up onto Columbia Street in the late afternoon. Cars are parked on both sides of the narrow street, which is not wide enough to accommodate the present traffic. Mr. Chaffee questioned the ability of a full sized car to turn into the kiosk lane from Columbia Street without crossing the center line of the street. He felt that drivers, not wanting to wait in line would attempt to back out onto Columbia Street creating a traffic hazard. He added that he was empowered to speak for Mary Nuzzi Bower and Robert W. Carlson, who also opposed the petition.

Jerry Burns, 25 Columbia Street, expressed opposition to the petition, stating that the increased time at the kiosk operation would create back up of traffic onto Columbia Street; and the additional cars from the kiosk, added to the ATM traffic, attempting to exit onto Washington Street, would back up into the kiosk lane.

Linda Campion, 9 Columbia Street, a direct abutter, also spoke in opposition to the request, stating the same concerns with traffic, parking and the turning radius expressed by the previous opponents.

Statement of Facts

The subject property is located at 35 Washington Street on the corner of Columbia Street, on a 22,009 square foot lot, in a Business District. The property is owned by the Wellesley Office Trust and leased by the South Shore Bank.

South Shore Bank is requesting a Special Permit to install a drive through ATM facility in the side of the building and a drive through island kiosk banking facility parallel to the building on the premises. A drive through operation is not a use allowed by right in a business district. If the Special Permit is granted, the existing drive through teller window will be removed.

The property has a width of 30 feet from the building to the property line in the portion of the lot proposed for the kiosk installation. There are 4 parking spaces at a width of 7 feet abutting the sidewalk on Columbia Street. The ATM lane would be 8 feet wide, the kiosk installation would be 2 feet 4 inches wide, leaving about 12 feet between the kiosk and the parking lane. The radius of the turn from the Columbia Street entrance into the kiosk lane is 20 degrees.

On June 13, 1991, the Design Review Board reviewed the design of the proposed construction of the overhead canopy, ATM facility, kiosk island facility and cosmetic facade alterations. The Board voted to approve the design, but expressed concerns about the proposed traffic flow, and questioned the practical feasibility of safely fitting two rows of moving traffic and a row of parked automobiles within a 30 foot width. A further concern was for pedestrian safety in the absence of any separation between the sidewalk on Columbia Street and the 4 parking spaces.

ZBA 91-33
Petition of South Shore Bank
35 Washington Street

JUL 10 2 17 PM '91

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MASS.

The Planning Board reviewed the request on June 18, 1991, and voted to strongly recommend denial of the petition. The Planning Board listed the inadequacy of the turning radius to make safe turns; the absence of separation between the parking spaces and the sidewalk creating an unsafe situation; the question of sufficient off street parking; the difficulty of vehicles attempting to exit the lot as there is no by-pass lane; and the intensification of congestion at the Washington Street intersection, as reasons for denial.

A letter in opposition to the petition was received from Roger and Susan Lazarus, 16 Columbia Street.

Decision

This Authority has made a careful study of the evidence presented. The petitioner is requesting a special permit for the installation and use of a drive through ATM facility and a drive through island banking kiosk facility at 35 Washington Street, in a Business District, which is a use not allowed by right in said district.

Section XXV of the Zoning Bylaw states:

"Special Permits may be granted for only for uses which are in harmony with the general purpose and intent of this Zoning Bylaw."

It is the opinion of this Authority that the added utilization of the property by allowing a drive through ATM facility and a drive through island banking kiosk operation would create an intensification of traffic problems with potential traffic back up and hazards on Columbia Street; intensification of traffic congestion on Washington Street; and a potentially unsafe traffic condition in the area of the proposed kiosk island on the subject property.

It is the opinion of this Authority that there is no visible control of the additional traffic and that the traffic plan is inadequate. The Board considers the turning radius from Columbia Street into the proposed kiosk land to be inadequate, and that entrance into that lane could involve crossing the center lane of Columbia Street, creating a dangerous traffic situation.

It is the opinion of this Authority that this use is not in harmony with the general purpose and intent of the Zoning Bylaw in regard to lessening congestion in the streets and protecting the safety and welfare of the public for the reasons heretofore stated. This Authority unanimously voted to deny this Special Permit and to dismiss this petition.

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
Inspector of Building
Richard J. White

edg



Kendall P. Bates, Acting Chairman



Robert R. Cunningham

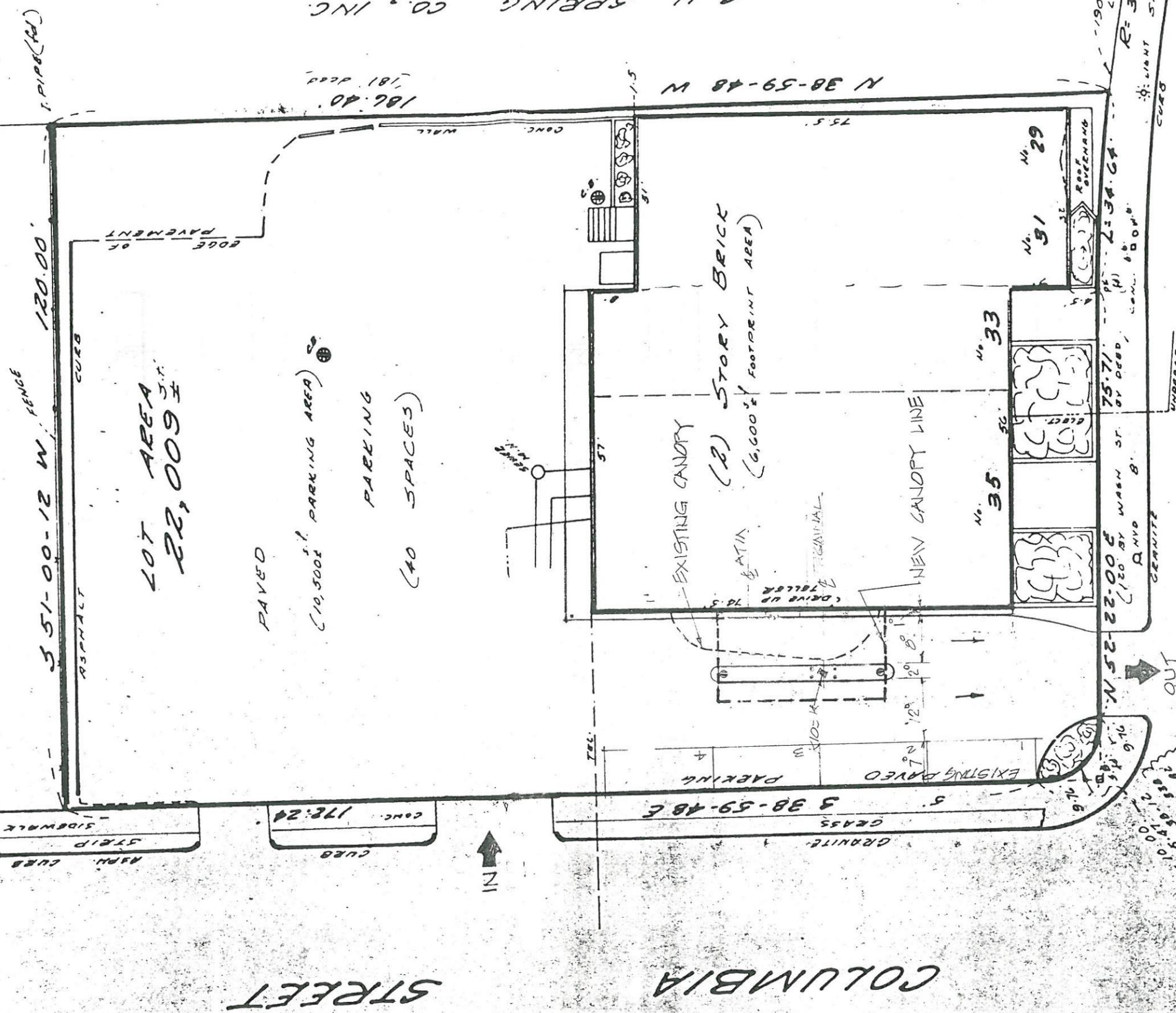


William E. Polletta

JUN 14 4 07 PM '91

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

PETER A. & KAREN M.
TOOHEY



C. H. SPRING CO., INC.

WASHINGTON STREET

(PROPOSED)

6/10/91
5/27/91

SOUTH SHORE BANK 5/8/91
PRELIM A - ADD KIOSK & ISLAND CANOPY
JOHN C STANILINAS - ARCHITECT

COUNTY LAYOUT

300 COUNTY AVENUE
CARYOUT

JUN 14 4 07 PM '91

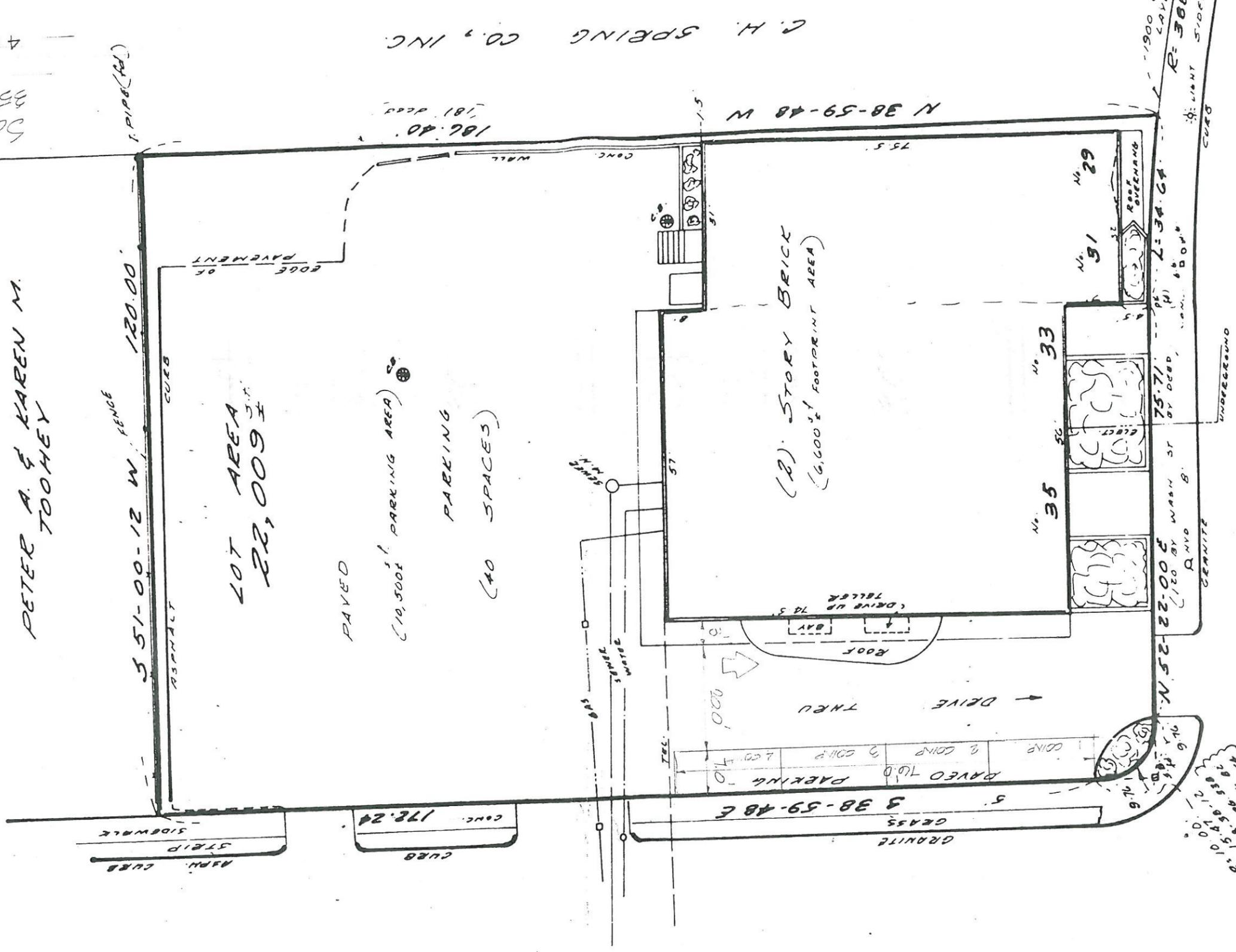
RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

COLUMBIA STREET

WASHINGTON STREET

WASHINGTON STREET

(EX 151 G)



PETER A. & KAREN M. TOOHEY

LOT AREA
22,009 ±

PAVED
PARKING
(40 SPACES)

2 STORY BRICK
(6,600 ± FOOTPRINT AREA)

No. 35
No. 33
No. 31
No. 29

GRAVIT
GRASS
3 38-59-48 E

COLUMBIA

STREET

SOUTH SHORE BANK
35 WASHINGTON ST
SK-1 6/14/91 BS
4 CAR SPACES

C. H. SPRING CO., INC.

N 38-59-48 W

1900
LAVO
R=308
CURB
LIGHT SIDE

3051, 30, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100