



SEP 13 8 42 AM '91

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman
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ZBA 91-43
Petition of The Wyatt Company
80 William Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 29, 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 THE WYATT COMPANY requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw to allow installation of a wall sign, approximately 6 feet by 2 feet 3 inches, composed of individual brass letters, at a height of 47 feet, on the southern facade of their premises at 80 WILLIAM STREET, in an Administrative and Professional District. The sign will exceed the height allowed by permit in said District.

On August 12, 1991, the petitioner filed a request for 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 Paul Daoust, manager of the Boston office of The Wyatt Company, and Steve Cunningham of Streibert Associates, designers of the sign. Mr. Daoust said that the company has been located in the Wellesley Office Park for over 20 years, and now occupies all of the 80 William Street building. The sign is needed to denote that The Wyatt Company occupies the entire building, and to identify its location to traffic on Route 128.

Mr. Daoust stated that the sign will be composed of individual brass letters and will not be illuminated. This sign will set a precedent for the Wellesley Office Park, which does not allow tenants to erect individual signs. However, as The Wyatt Company is the only tenant in the office park to occupy an entire building, the Beacon Management Company has given permission for the sign to be erected.

The Board stated that were the Special Permit to be granted, it would be granted on the condition that if The Wyatt Company were either to leave the building, or to take a lesser occupancy, the sign would be removed, as the Board would not want to set a precedent for tenants in other buildings in the office park. Mr. Daoust stated that The Wyatt Company already has signed an agreement with Beacon Management Company, that if it leaves the building, the sign will be removed.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 80 William Street in an Administrative and Professional District, and is owned by The Beacon Management Company. The Wyatt Company leases the entire building, located in the Wellesley Office Park, and is requesting a Special Permit to install a non-illuminated wall sign, approximately 6 feet by 2 feet 3 inches, composed of individual brass letters, at a height of 47 ZBA

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feet, to identify its premises. The height of the sign exceeds that allowed by permit.

Drawings of the sign and the southern facade elevation, dated July 17, 1991, were submitted by Streibert Associates. A letter of approval from the Beacon Management Company and photographs were also submitted.

The Design Review Board reviewed the sign on July 25, 1991, and voted to approve the design and placement of the proposed wall sign.

On August 20, 1991, the Planning Board reviewed the petition and voted to offer no objection to the granting of the Special Permit.

Decision

This Authority has made a careful study of the materials submitted. The petitioner is requesting a Special Permit to install a wall sign at a height of 47 feet on the southern facade of its premises at 80 William Street to identify its location.

This Authority is of the opinion that the proposed non-illuminated wall sign is in harmony with the general intent and purpose of Section XXIIA of the Zoning Bylaw in regard to height. However, this Authority does not want to set a precedent for installation of signs by tenants in the Wellesley Office Park.

Therefore, a Special Permit is hereby granted for the proposed sign at 80 William Street in accordance with the drawings submitted and noted in the foregoing Statement of Facts and subject to the following condition:

1. If The Wyatt Company should ever vacate or take a lesser occupancy than the entire building at 80 William Street, they shall remove said sign immediately.

The Inspector of Buildings is hereby authorized to issue a permit for said sign upon his receipt and approval of an application.

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 THE FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.


 John A. Donovan, Jr., Chairman


 Kendall P. Bates

cc: Planning Board
Inspector of Buildings
edg

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 William E. Polletta

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