



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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

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ZBA 91-44

Petition of Town of Wellesley/Board of Public Works
Traffic Island Opposite 248 Weston Road

Pursuant to due notice, the 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 TOWN OF WELLESLEY/BOARD OF PUBLIC WORKS requesting a variance from the terms of Section XXIIA and pursuant to the provisions of Section XXIV-D of the Zoning Bylaw to allow installation of a single-faced standing sign, 4 square feet at a height of 3 feet, in the traffic island parallel to WESTON ROAD, opposite the property at 248 WESTON ROAD, in a Single Residence District. The sign exceeds the area allowed by permit for signage in said district.

On August 13, 1991, the petitioner requested a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Len Phillips, Superintendent of the Wellesley Park and Tree Division of the Department of Public Works. He was accompanied by Oscar Meloni, 27 Bradley Avenue, and George Donahue, 26 MacArthur Road.

Mr. Phillips explained that the Department of Public Works has jurisdiction over the traffic island, but that for the past several years, the neighbors in the "Woodlands" area have not only maintained the traffic island, but have planted four flower beds at their own expense. The neighbors have raised the funds to purchase the proposed sign and will install it at no cost to the Town. The Board of Public Works is in favor of the project.

Mr. Donahue gave a short history of the "Woodlands" area, detailing its unique significance as an area of residences built by returning World War II Wellesley veterans. The sign is to be a memorial to those involved in the project at that time and to the goodwill of the Wellesley citizens who helped to make it possible. More than 75 per cent of the homes are still owned by the original families or by their children. Mr. Donahue stated that blue shield signs with gold lettering identifying the "Woodlands" area had been erected at the corners of Turner and MacArthur Roads, but have disappeared over the years.

The Board asked, in light of the Design Review Board recommendation to delete the gold leaf lettering in favor of natural wood lettering, which type was preferred by the neighborhood. Mr. Meloni said that they would prefer the gold lettering.

No other person present had any comment on the petition.

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Statement of Facts

The location of the proposed sign is on the traffic island between Weston Road and the Service Road, opposite 248 Weston Road, in a Single Residence District. The property is under the jurisdiction of the Town of Wellesley/Board of Public Works and is voluntarily maintained by residents of the "Woodlands" area. The Park and Tree Division of the Department of Public Works is requesting a variance to install a single-sided standing sign, approximately 4 square feet at a height of 3 feet, which would be constructed by the Park and Tree Division, but paid for and installed by the neighborhood. A variance is requested for the area of the sign to exceed that which is allowed by permit in a Single Residence District.

A drawing of the sign, a site drawing, and a letter in support of the petition from M.R. Berdan, Director of the Board of Public Works, were submitted. The proposed color scheme for the sign is gold lettering on a hunter green ground with a natural redwood border.

The Design Review Board reviewed the sign on July 25, 1991 and voted to approve the design of the proposed sign if the lettering was changed from gold leaf to natural wood color.

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

Decision

This Authority has made a careful study of the materials submitted. The petitioner is requesting a variance for a single-sided standing sign to exceed the area of a sign allowed in a Single Residence District. Said sign is to be located in the traffic island on Weston Road opposite the dwelling at 248 Weston Road and will serve to identify the "Woodlands" neighborhood, which has historical significance in the Town of Wellesley.

This Authority is of the opinion that the proposed standing sign is in harmony with the general intent and purpose of Section XXIIA of the Zoning Bylaw in regard to location and height.

This Authority is of the further opinion that in regard to the area of the sign in a Single Residence District, a literal enforcement of the provisions of Section XXIIA of the Zoning Bylaw would involve a substantial hardship to the petitioner, and that desirable relief may be granted without substantially derogating from the intent or purpose of the Zoning Bylaw.

Therefore, the requested variance is granted for the proposed sign with a hunter green ground and gold lettering, in accordance with the drawings submitted and noted in the foregoing Statement of Facts.

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

If the rights authorized by a variance are not exercised within one year of the date of grant of such variance, they shall lapse and may be re-established only after notice and a new hearing pursuant to Section XXIV-D of the Zoning Bylaw.

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 Buildings
edg



John A. Donovan, Jr., Chairman



Kendall P. Bates

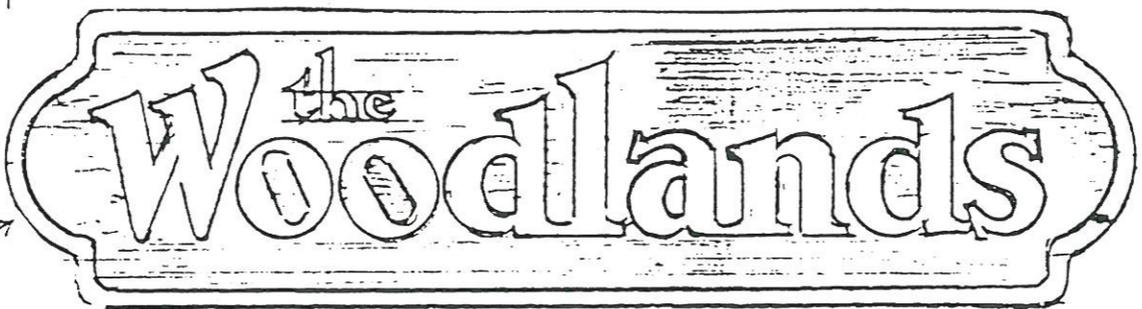


William E. Polletta

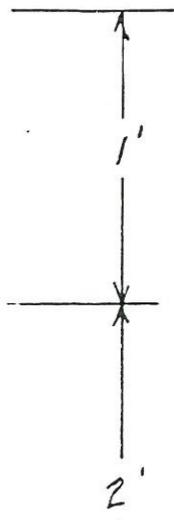
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SANDBLASTED BACKGROUND
W/ RAISED LETTERING

Aug 13 3 16 PM '91
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4" x 4"



PROPOSED SITE SIGN
THE WOODLANDS, WELLESLEY, MA

SCALE 1 1/2" = 1'-0"

COLOR SCHEDULE

- SIGN = HUNTER GREEN BACKGROUND
- = NATURAL REDWOOD BORDER
- = GOLD LEAF OR IMITATION GOLD PAINT LETTERING
- = LATTICE WORK } white stain
- POST }

LANDSCAPING BY NEIGHBORHOOD