



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 X208

OCT 16 11 01 AM '95

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02154

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK

ZBA 95-56

Petition of Boston Federal Savings Bank
200 Linden Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 28, 1995 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of BOSTON FEDERAL SAVINGS BANK requesting a Special Permit pursuant to the provisions of Section XI and Section XXV of the Zoning Bylaw to allow the premises at 200 LINDEN STREET, in a Business District, to contain the following two drive-through windows where business is transacted from the vehicles of customers or patrons: a 24 hour ATM facility in the inner lane; and relocation of an existing teller unit by means of a pneumatic tube system to the outer lane.

On July 10, 1995, the petitioner filed a request for a hearing before this Authority. The petition was originally heard at the Public Hearing on July 27, 1995, and was duly noticed by mailing and publication.

Presenting the case at the Public Hearing on July 27, 1995 were Nancy Leger, Assistant Manager, who was accompanied by Edward Nilsson, project architect. Ms. Leger explained that a traffic flow study done by the bank indicated that there are no more than 3 cars in queue for the drive-through teller window, which is currently on the inner lane. Typically, there is rarely any queueing during the day, as there are no more than 10 cars per hour during peak hours.

The Board expressed concern with the existing parking layout, particularly in relation to the first row of spaces parallel to the proposed outer drive-through lane. Cars queueing in the outer lane would totally block entrance and egress to these spaces. The Board asked that Ms. Leger confer with Diehl's and attempt to reconfigure the parking spaces adjacent to the bank in order to improve traffic safety and circulation. The Board continued the hearing to September 28, 1995.

The petition was again duly noticed by mailing and publication prior to the Public Hearing on September 25, 1995.

On September 11, 1995, the petitioner filed an Alternative Parking Layout dated August 31, 1995, drawn by Nilsson & Siden, Associates.

ZBA 95-56
Petition of Boston Federal Savings Bank
200 Linden Street

Oct 16 11 01 AM '95

Presenting the case at the Public Hearing on September 28, 1995 were Nancy Leger and Edward Nilsson. Ms. Leger said that in response to the Board's request at the prior hearing, the parking lot had been redesigned. The second parking row parallel to the outer drive-through lane had been eliminated, and the parking row closest to Linden Street had been moved closer to the street to allow for a wider traffic lane.

The Board noted that although the first driveway is depicted on the Alternative Parking Layout as an egress only, it is actually both an entrance and an egress, and requested that a revised plan showing both entrance and exit arrows be submitted.

Mr. Nilsson stated that new spaces, parallel to the front entrance of the bank, were gained by the reconfiguration. The parking lot will be repainted with white lines as depicted on the revised plan.

No other person had any comment on the petition.

Statement of Facts

The subject property is located at 180 Linden Street, in a Business District. Boston Federal Savings Bank occupies the southernmost space in a store block perpendicular to Linden Street, which is owned by William Diehl Realty Trust.

The Bank is requesting a Special Permit to allow the premises to contain two drive-through windows parallel to Linden Street: a 24 hour ATM drive-through window in the inner lane; and a pneumatic tube system in the outer lane, which will replace the existing teller window located in the inner lane. Although two drive-through lanes have always existed, the Bank has never activated the outer lane, using only the inner lane. Both queueing lanes can contain a maximum of four cars before vehicles would encroach on existing traffic lanes.

The following materials were submitted: A study entitled "Access, ATM and Drive-Thru Teller", dated June, 1995, prepared by Bruce Campbell & Associates; Parking Layout dated May 26, 1995, drawn by Daniel J. Lynch, Registered Land Surveyor; Partial First Floor Plan (E1); Front & Right Side Elevations (E2); and Partial Floor Plan & Teller Window Canopy Elevation (A1), all dated 5/30/95, drawn by Nilsson Siden Associates.

The aforementioned Alternative Parking Layout was also submitted.

On July 20, 1995, the Planning Board reviewed the original petition and voted to recommend that the access to the drive-through lanes be relocated from west to east.

ZBA 95-56
Petition of Boston Federal Savings Bank
200 Linden Street

OCT 16 11 01 AM '95

Decision

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

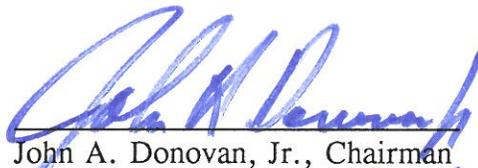
This Authority has made a careful study of the materials submitted and the information presented at both Public Hearings. Boston Federal Savings Bank is requesting a Special Permit for two drive-through windows at its premises at 200 Linden Street, as the use of drive-through windows where business is transacted from the vehicles of customers is not an allowed use in a Business District.

It is the opinion of this Authority that the proposed drive-through windows satisfy all Special Permit Standards pursuant to Section XXV-D of the Zoning Bylaw and that the proposed use will be in harmony with the intent and purpose of the Zoning Bylaw.

It is the unanimous decision of this Authority that the Special Permit for the requested use be granted, subject to the following conditions:

1. A revised site plan showing both egress and entrance arrows on the easternmost driveway shall be submitted to the office of the Board of Appeals prior to the issuance of any building permit.
2. This Special Permit shall expire one year from the date of this decision.

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.


John A. Donovan, Jr., Chairman


Kendall P. Bates


William E. Polletta

cc: Planning Board
Inspector of Buildings
edg