



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02181

JOHN A. DONOVAN
KENDALL P. BATES
WILLIAM E. POLLETTA

ELLEN D. GORDON
EXECUTIVE SECRETARY
TELEPHONE
(617) 431-1019 EXT. 208

Nov 1 8 16 AM '96
RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY
SUMNER H. BABCOCK
ROBERT A. BASTILLE

ZBA 96-74

Petition of Middlesex Savings Bank
180 Linden Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 24, 1996 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) on the petition of MIDDLESEX SAVINGS BANK requesting a Special Permit pursuant to the provisions of Section XIII and Section XXV of the Zoning Bylaw, to allow its premises at 180 LINDEN STREET, in an Industrial District, to be used for a 24-hour drive-through Automatic Teller Machine (ATM), a use not allowed by right in an Industrial District.

On October 7, 1996, the petitioner filed a request for 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 Bill Wilkinson, Executive Vice President of Middlesex Savings Bank, who said that the bank is leasing the premises from Diehl's, and expects to provide a full service banking facility. In order to do this, the bank is requesting a Special Permit to allow a 24-hour drive-through ATM facility.

Mr. Wilkinson explained that Shawmut Bank had previously occupied the premises, and had been granted a Special Permit for a drive-through ATM. Middlesex Savings Bank will use the same plan as was used by Shawmut.

The Board stated that the decision will incorporate the same terms and conditions as applied to Shawmut Bank. Mr. Wilkinson responded that they have read the previous decision, and have no problem with the conditions.

The Board expressed its hope that the future ATM would be an efficient operation so that the queue for the ATM would not extend beyond the 4 vehicles shown on the plan, and that there would be no back up into the access to the Diehl parking lot. Mr. Wilkinson said that the bank does not anticipate any problem.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 180 Linden Street, in an Industrial District, and is owned by

ZBA 96-74
Petition of Middlesex Savings Bank
180 Linden Street

Nov 1 8 16 AM '96

F. Diehl & Sons, and leased by Middlesex Savings Bank. Prior to 1994, the premises were leased by Bank of Boston, and contained a pre-existing drive-through teller window. In 1994, Shawmut Bank leased the premises and applied for and was granted a Special Permit (ZBA 94-62) to convert the teller drive-through window to an ATM drive-through facility. The Special Permit was renewed in 1995 (ZBA 95-66).

Middlesex Savings Bank is the current tenant at 180 Linden Street, and is requesting a Special Permit to allow the premises to be used for a drive-through 24-hour ATM facility, a use not allowed by right in an Industrial District.

A vehicle queue lane with a width of nine feet is located in front of the building. The queue lane can contain four cars before extending to a length perpendicular to the sidewalk. There is a passing lane so that vehicles are able to bypass the ATM facility to gain access to the street or adjacent parking areas. Access to the interior of the bank is separated from the queue lane by railings and bollards for pedestrian safety.

On October 15, 1996, the Planning Board reviewed the petition and voted to recommend no objection to the granting of the Special Permit provided that the recommendations of the Planning Board of September 26, 1995 concerning this property and the other conditions contained in the ZBA decision for Petition 95-66 are incorporated, and provided further that the use is limited to an automatic drive-up teller machine as requested.

The recommendation of the Planning Board of September 26, 1995, stated as follows:

"The Planning Board suggested that should the vehicle queues extend onto Linden Street, the petitioner should be required to mitigate the problem."

Decision

This Authority has made a careful study of materials submitted and the information presented at the hearing. Middlesex Savings Bank is requesting a Special Permit to allow its premises at 180 Linden Street to be used for a 24-hour drive-through ATM facility, a use not allowed by right in an Industrial District.

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

A Special Permit for the aforesaid use is hereby granted, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

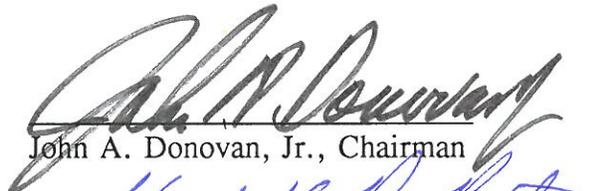
ZBA 96-74
Petition of Middlesex Savings Bank
180 Linden Street

Nov 1 8 16 AM '96

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

1. There shall be no advertising sign associated with the operation of the ATM at the subject location.
2. The panel that displays the "network plaques" above the ATM facility shall not be internally illuminated.
3. No more than four vehicles shall be queued for use of the ATM facility at any time.
4. 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

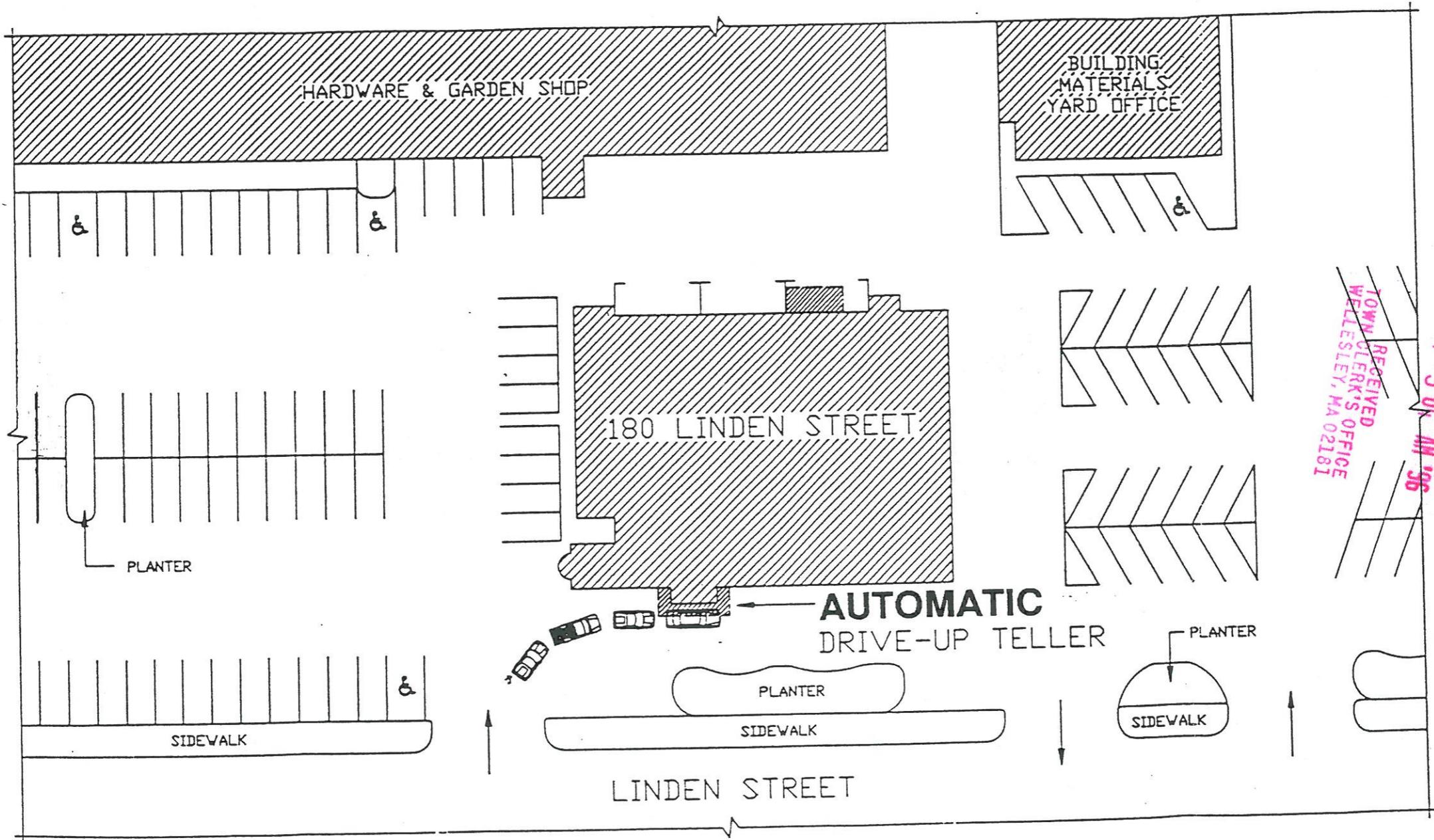


Kendall P. Bates



Robert A. Bastille

cc: A. James Lavoie, President
Planning Board
Inspector of Buildings
edg



05 25 100 FEET
110 50

SITE PLAN MIDDLESEX SAVINGS BANK SP-2