

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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ZBA 2018-36
Petition of Needham Bank
458 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 7, 2018, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Needham Bank requesting renewal of a Special Permit pursuant to the provisions of Section XI and Section XXV of the Zoning Bylaw to continue to allow its premises at 458 Washington Street to be used for a 24 hour drive-through facility where business is transacted from the vehicles of customers or patrons, which is a use not allowed by right in a Business District.

On May 2, 2018, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

As there was no one present as the public hearing, the Board voted unanimously to continue the hearing to July 12, 2018. A Board member said that the Applicant should be told to have the pavement markings re-striped before coming back before the Board, in accordance with conditions that are currently in effect.

July 12, 2018

Presenting the case at the hearing was Eric Morse, representing Needham Bank.

The Board said that the request is for renewal of a special permit for a drive-through facility. The Board said that between the time this petition was originally scheduled and the hearing tonight, the Applicant has striped and painted arrows as required under the existing permit.

There was no one present at the Public Hearing who wished to speak to the petition.

Statement of Facts

The subject premises is located at 458 Washington Street, at the corner of State Street, in a Business District. The petitioner is requesting renewal of a Special Permit to continue to allow the use of a drive-through window for a 24-hour ATM facility, located in front of an existing teller window, on the southwest wall of the premises.

The ATM window is intended primarily for use before and after banking hours and on weekends. An average of one vehicle every seven minutes, using the teller window or the ATM facility, provides sufficient time and space so that backup does not occur. The island containing the kiosk is used only in emergencies.

On June 4, 2018, the Planning Board reviewed the petition and recommended that renewal of the special permit be granted.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. A Special Permit is required pursuant to Section XI of the Zoning Bylaw, as the requested use of the premises for a 24-hour drive-through ATM facility is not a use allowed by right in a Business District.

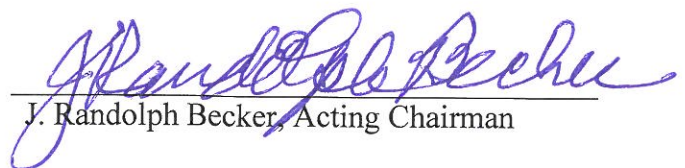
It is the opinion of this Authority that the traffic circulation pattern has not created a dangerous situation in regard to entering or exiting the lot. There is clear passage for vehicles along the southwest side of the premises. However, it is the opinion that one-way arrows painted on the pavement indicating a one-way traffic pattern for vehicles entering from Washington Street and exiting onto State Street should be maintained in a visible condition; and that a "One Way Only" sign should be maintained on the southwest wall of the building.

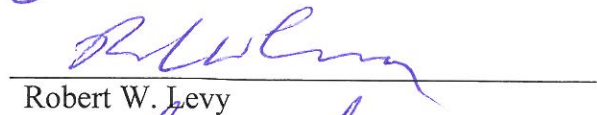
Therefore, a Special Permit is granted to Needham Bank, as voted unanimously by this Authority, for use of its 24-hour ATM drive-through and teller windows, subject to the following conditions:

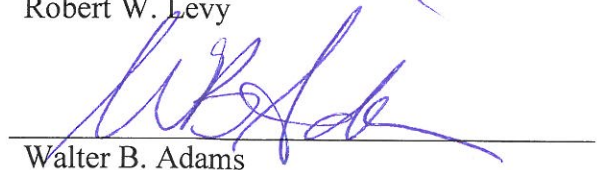
1. Arrows indicating a one-way traffic flow from Washington Street to State Street shall be maintained in a clearly visible condition. Said arrows shall be re-painted annually.
2. A sign stating "One Way Only" shall be maintained on the southwest wall of the building.
3. This Special Permit shall expire two years from the date time-stamped on this decision.

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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.


J. Randolph Becker, Acting Chairman


Robert W. Levy


Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm