

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

J. RANDOLPH BECKER, CHAIRMAN
ROBERT W. LEVY, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208

WALTER B. ADAMS
DEREK B. REDGATE
RICHARD L. SEEGER

REC 16 P 12:08

ZBA 2021-94
Petition of Century Bank
258 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, December 2, 2021 at 7:30 pm, in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Century Bank requesting a Special Permit pursuant to the provisions of Section 22A and Section 25 of the Zoning Bylaw for installation of a standing sign with less than required setbacks, an 18 inch halo lit logo on a wall sign, and a second wall sign to identify the ATM machine, to replace existing signage at 258 Washington Street, in a Business District.

On November 1, 2021, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Present at the public hearing was John Peterson, MetroSign, representing Century Bank, the Petitioner. He said that the Board previously approved a sign in 2017 for Century Bank with a front setback of 5.1 feet. He said that the poles are still there but the actual sign has been removed. He said that the request is to put an Eastern Bank sign there.

A Board member said that the blue color of the sign will be less in your face than the white with red.

A Board member said that the adjacent commercial property has a no left turn sign at the exit from the parking lot. He said that it is difficult to make a left turn from this property. The Board discussed imposing a condition that a no left turn sign be installed at the exit.

Mr. Peterson said that the Petitioner is also requesting relief for a wall sign with an 18 inch logo, which is the brand standard. A Board member said that there are a lot of problems with the distance that one can see because the building was originally designed as a gas station. He said that he was in favor of the slightly larger letters there.

ZBA 2021-94
Petition of Century Bank
258 Washington Street

Mr. Peterson said that the Petitioner is requesting to put the logo of Eastern Bank on the ATM, instead of the ATM sign that is there. The Chairman said that he preferred the ATM sign. He said that further identification of Eastern Bank on the property was not necessary.

The Board discussed the proposed location of the standing sign. A Board member said that the proposal is just to change to a different entity. He confirmed that the sign will continue to be externally illuminated.

The Chairman said that the Petitioner may want to consult with the DPW about installing no left turn signs at both curb cuts.

No member of the public wished to speak to the petition.

Statement of Facts

The Petitioner is requesting a Special Permit pursuant to the provisions of Section 22A and Section 25 of the Zoning Bylaw for installation of a standing sign with less than required setbacks, an 18 inch halo lit logo on a wall sign, and a second wall sign to identify the ATM machine, to replace existing signage at 258 Washington Street, in a Business District.

Letter of Authorization, dated 7/30/21, signed by James Flynn, Century Bank, Sign Information, dated 10/12/21, from MetroSign & Awning, Sign Information Form, Plot Plan, dated 2/24/17, Drawings 21-03156-1 and 21-03156-4r2, dated 9/24/21, and 21-031560-2.b, dated 10/24/21, prepared by MetroSign, and photographs were submitted.

On September 27, 2021, the Design Review Board reviewed the application and voted unanimously to accept the application, subject to recommendations.

On November 30, 2021, the Planning Board reviewed the petition and recommended that a Special Permit be denied for the standing sign and approved for the logo height and second wall sign.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject signage is a standing sign with less than required setbacks, an 18 inch halo lit logo on a wall sign, and a second wall sign to identify the ATM machine, to replace existing signage at 258 Washington Street, in a Business District.

It is the opinion of this Authority that installation of a standing sign with less than required setbacks, an 18 inch halo lit logo on a wall sign, and a second wall sign to identify the ATM machine, will be in harmony with the general purpose and intent of Section 22A of the Zoning Bylaw, as the sign scale will be in reasonable relation to development scale, viewer distance and travel speed, and sign sizes on nearby structures; sign size, shape, and placement will serve to define or enhance architectural elements of the building and will not unreasonably interrupt, obscure or hide them; sign design will be in reasonable continuity with the mounting location, height, proportions and materials of other signage on the same or adjacent structures; sign materials, colors, lettering style, illumination and form are

ZBA 2021-94
Petition of Century Bank
258 Washington Street

reasonably compatible with building design, neighborhood context and use; and sign size, location design and illumination are not judged to present a safety hazard to vehicular or pedestrian traffic.

Therefore, a Special Permit is granted for installation of a standing sign with less than required setbacks, an 18 inch halo lit logo on a wall sign, and a second wall sign to identify the ATM machine, subject to the following conditions:

1. The hours of lighting shall be limited to at the opening of the bank in the morning and no later than 8 pm in the evening.
2. No left turn signs shall be installed at both of the curb cuts.

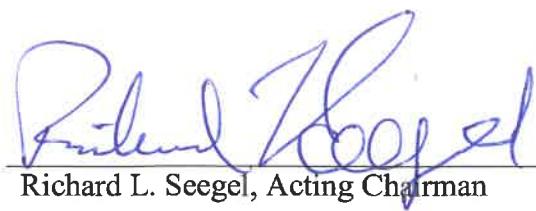
The Inspector of Buildings is hereby authorized to issue a permit for the signs upon receipt and approval of a sign application and any other materials he may require. No sign shall be installed until said permit has been issued.

If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

2021 DEC 19 PM 12:08

ZBA 2021-94
Petition of Century Bank
258 Washington Street

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.



Richard L. Seegel, Acting Chairman



David G. Sheffield



Derek B. Redgate

2021 DEC 16 P 12:08

ZBA 2021-94
Applicant Century Bank
Address 258 Washington Street

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

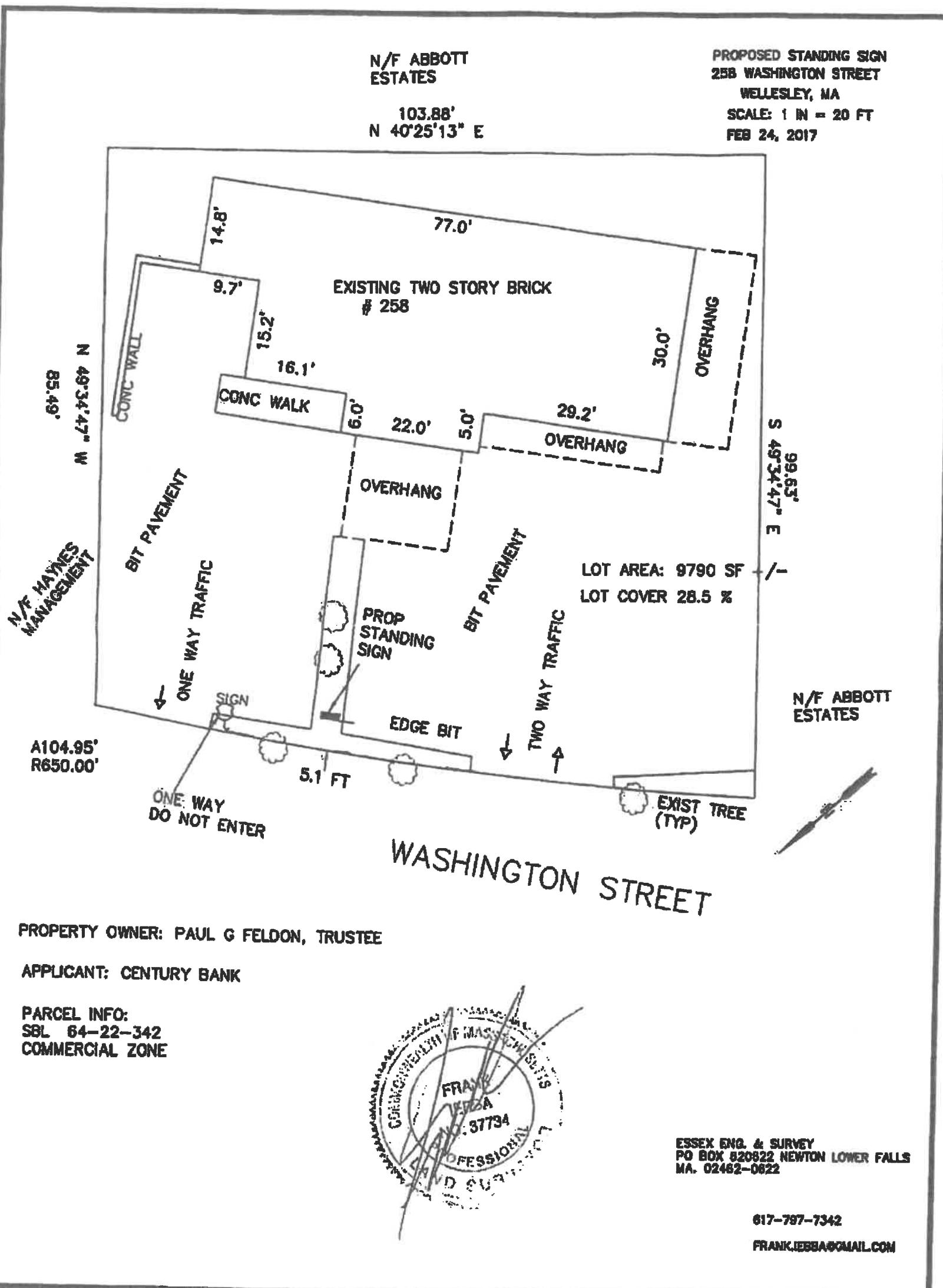
Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm

N/F ABBOTT
ESTATES

103.88'
N 40°25'13" E

PROPOSED STANDING SIGN
258 WASHINGTON STREET
WELLESLEY, MA
SCALE: 1 IN = 20 FT
FEB 24, 2017



**S/F ALUMINUM
CABINET**

Location 1

Qty: 1

A

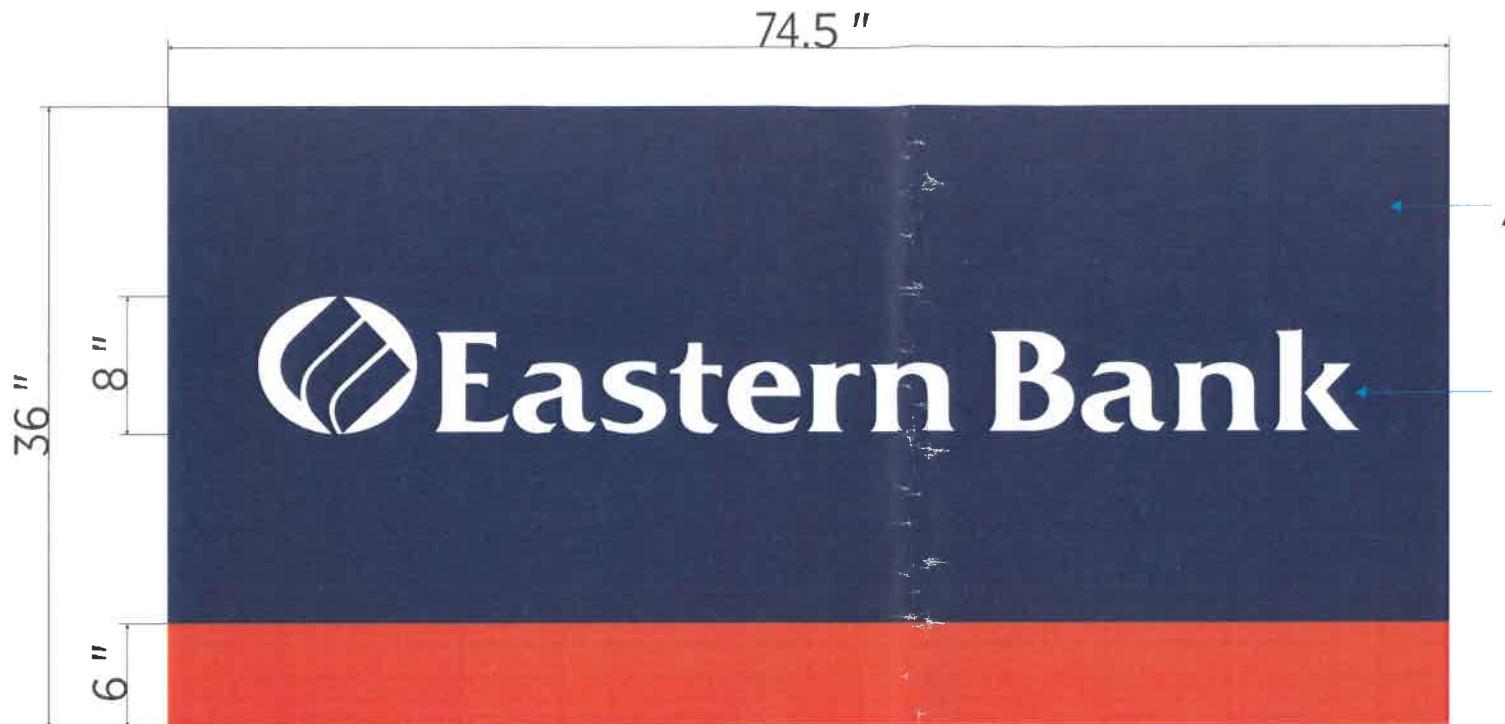
2" deep fabricated alum. cabinet panel painted PMS 281C with PMS 1505C painted stripe (stripe on face only).

B

.5" thick acrylic logo, painted White and flush stud mounted to alum. cabinet.

Cabinet attaches to existing posts with appropriate hardware.

NOTE: SIGN REQUIRES SPECIAL PERMIT.



PAINT COLORS
PMS 281C (Satin)
PMS 1505C (Satin)
White (Satin)

Sign Sq Ftg: 18.6



Customer/Job Location:

EASTERN BANK

Washington St • Wellesley, MA

DWG. DATE: 9.24.2021

APPROVAL

APPROVED APPROVED AS NOTED

Date

X

File Name: Eastern Bank_Wellesley_Sign Conversion_21-03156

Sales: TD Design: JP PMgr: EC

Drawing # **21-03156-1**

METRO SIGN
SIGNAGE • LIGHTING • EXTERIOR

HALO-LIT CHANNEL LETTERS

Location 2

Qty: 1 SET

A

2" deep fabricated aluminum, halo-lit logo painted PMS 281C.

B

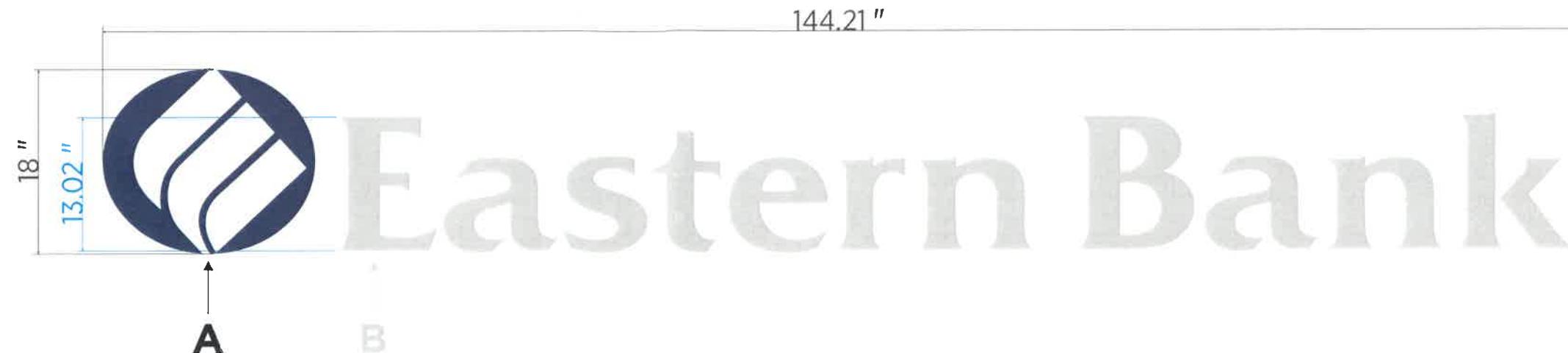
Letters mount directly to building with studs and 2" spacers (ptd. White).

Letters mount directly to building with studs and 2" spacers (ptd. White).

PAINT COLORS

■ PMS 281C (Satin)

Sign Sq Ftg: 18.03



BACK OF WALL
New 145" wide wireway req'd, existing isn't wide enough.



Customer/Job Location:

EASTERN BANK

Washington St • Wellesley, MA

DWG. DATE: 10.14.2021

APPROVAL APPROVED APPROVED AS NOTED

Date X

File Name: Eastern Bank_Wellesley_Sign Conversion_21-03156

Sales: TD Design: JP PMgr: EC

Drawing # **21-03156-2.b**

METRO SIGN
COMMERCIAL & INDUSTRIAL SIGNING

**PARKING
SIGNS**

Locations 4 & 5

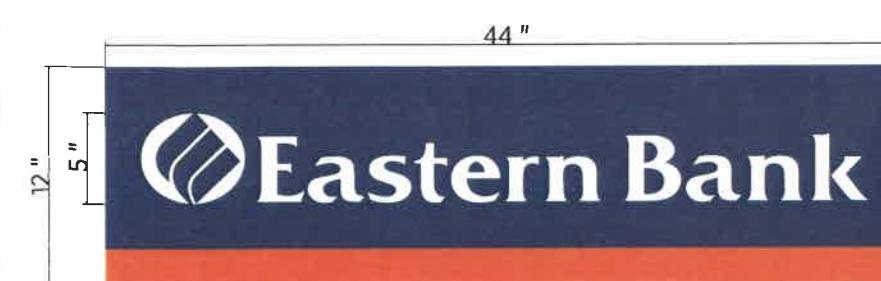
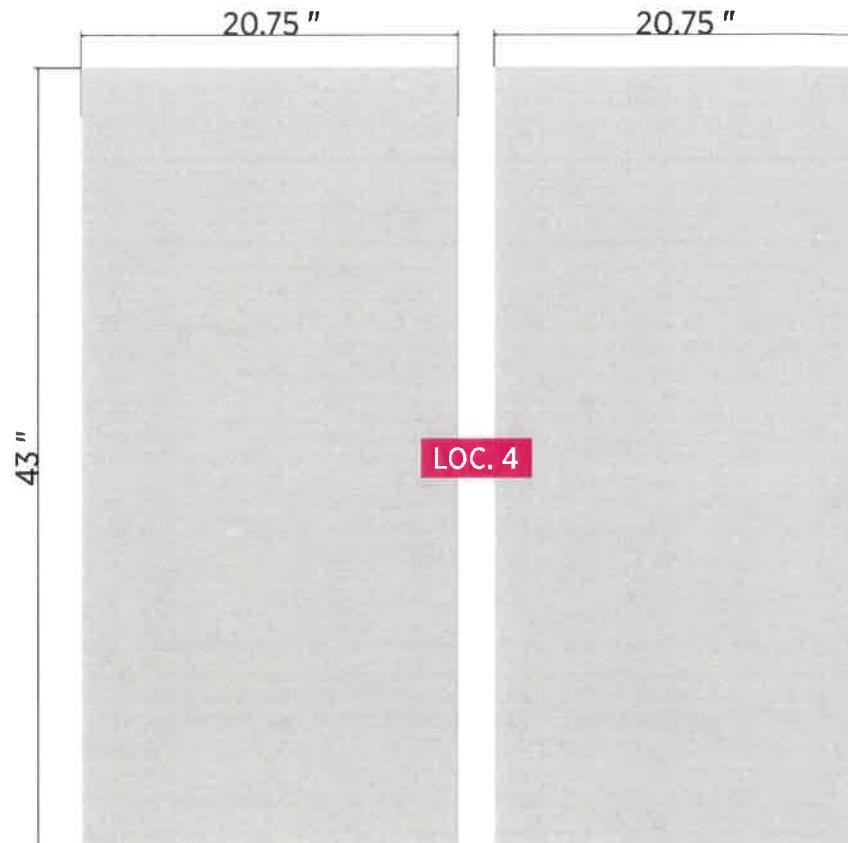
Qty: 2 Windows/1 Panel

LOC. 4

Dusted Crystal vinyl applied to glass from inside (if accessible).

LOC. 5

3/16" thick White polycarb. panel with plotter cut translucent vinyl applied to face.



OPTION 1



OPTION 2

LOC. 5



VINYL COLORS

- 3M Trans. 3630-36 Blue
- 3M Trans. 3630-44 Orange
- 3M Dusted Crystal

Sign Sq Ftg: 6.2/3.7

Font: **Arial Black**

Customer/Job Location:

EASTERN BANK

Washington St • Wellesley, MA

DWG. DATE: 9.24.2021

File Name: Eastern Bank_Wellesley_Sign Conversion_21-03156

APPROVAL

APPROVED APPROVED AS NOTED

Date _____ X

File Name: Eastern Bank_Wellesley_Sign Conversion_21-03156

Sales: TD Design: JP PMgr: EC

Drawing # **21-03156-4r2**

METRO SIGN
DESIGN • MANUFACTURE • INSTALLATION