



## ZONING BOARD OF APPEALS

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ZBA 2016-41  
 Petition of Wellesley Country Club  
 300 Wellesley Avenue

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 JUN 15 2016

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 2, 2016, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Wellesley Country Club requesting a Special Permit pursuant to the provisions of Section II and Section XXIIA of the Zoning Bylaw for installation of three temporary standing signs to be used during the month of September of 2016 for the 2016 US Senior Women's Amateur Championship, at 300 Wellesley Avenue, in a 30,000 square foot Single Residence District where temporary signs are not allowed by right.

On May 16, 2016, 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 were Paul Matos, Allen & Major Associates, Inc. and Marty Ryan, Wellesley Country Club (WCC).

Mr. Matos said that the request is for a special permit for three temporary signs. He said that WCC has been selected to host the 2016 US Senior Women Amateur Championship on September 17<sup>th</sup> through September 22<sup>nd</sup>. He said that the USGA has some requirements that the Club needs to fulfill to host the event.

Mr. Matos said that the primary sign will be located directly behind the club house and the tennis court. He said that it will not be visible from the road. He said that the other two signs will be located at Hole 7 and Hole 16 and will be smaller than the primary sign.

Mr. Matos said that there will be no lights installed on the sign. He said that no vegetation will be removed. He said that the colors of the signs are dictated by USGA Regulations.

Mr. Matos said that they met with the Design Review Board (DRB) on April 27, 2016 and they recommended approval of the project.

The Board asked if WCC has had similar size signs in the past for events. Mr. Ryan said that WCC hosted the USGA State Team Championship in 2003 where they installed signs that were similar but not the same size.

Mr. Ryan said that the Tournament is one of 10<sup>th</sup> largest and has never been played in Massachusetts. He said that they will begin construction of the signs in August and will remove the signs shortly after the tournament in September. The Board confirmed that construction and dismantling of the signs will be professionally managed. Mr. Ryan said that the Club has to construct one of the signs and the other two will be brought in by the USGA.

There was no one present at the public hearing who wished to speak to the petition.

#### Statement of Facts

The Petitioner is requesting a Special Permit pursuant to the provisions of Section II and Section XXIIA of the Zoning Bylaw for installation of three temporary standing signs to be used during the month of September of 2016 for the 2016 US Senior Women's Amateur Championship, at 300 Wellesley Avenue, in a 30,000 square foot Single Residence District where temporary signs are not allowed by right.

Sign Information, Letter to Heather Lamplough, Planner, and Richard L. Seegel, Chairman, ZBA, Town of Wellesley, dated 4/1/16, from Philip Cordeiro, PE, Allen & Major Associates, Inc., Photosimulations of Typical Scoreboard Sign, Typical Scoreboard Sign (Elevation View) & Secondary Scoreboard Sign Frame, USGA Public Scoreboard Construction Drawings, revised 2/12/01, 5/10/01 & December 2006, USGA Public Scoreboard Plan & Elevation, revised 2/12/01, 4/12/01, 5/10/01 & December 2006, USGA Public Scoreboard Sections – Details, revised 2/12/01, 4/12/01, 5/10/01 & December 2006, USGA Public Scoreboard Engineering Detail, revised 4/12/01, 5/10/01 & December 2006, Proposed Sign Plot Plan P-1, Proposed Sign Plot Plan P-2 & Proposed Sign Plot Plan P-3, dated 4/1/16, prepared by Allen & Major Associates, Inc., were submitted.

On April 28, 2016, the Design Review Board reviewed the application and voted unanimously to recommend approval of the signs.

On May 31, 2016, the Planning Department Staff reviewed the petition and recommended that the Special Permit be granted.

#### Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject signs are three temporary standing signs to be used during the month of September of 2016 for the 2016 US Senior Women's Amateur Championship, at 300 Wellesley Avenue, in a 30,000 square foot Single Residence District where temporary signs are not allowed by right.

It is the opinion of this Authority that installation of three temporary standing signs to be used during the month of September of 2016 for the 2016 US Senior Women's Amateur Championship will be in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw, as the sign scale will be will 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

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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 three temporary standing signs to be used during the month of September of 2016 for the 2016 US Senior Women's Amateur Championship, in accordance with the submitted plans.

The Inspector of Buildings is hereby authorized to issue a permit for the sign 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.

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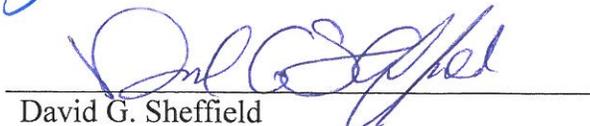
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APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.

  
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J. Randolph Becker, Acting Chairman

  
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David G. Sheffield

  
\_\_\_\_\_  
Derek B. Redgate

cc: Planning Board  
Inspector of Buildings  
lrm