



ZONING BOARD OF APPEALS

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

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ZBA 2019-09
 Petition of Century Bank and Trust Company
 258 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 10, 2019 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Century Bank and Trust Company requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw for installation of a wall sign at a height that will exceed the maximum allowed by right, at 258 Washington Street, in a Business District.

On December 6, 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.

Presenting the case at the hearing was Michael Brewster, Barlo Signs, representing the petitioner. He said that the request is for a special permit to add a sign at 258 Washington Street for Metro West Dental at a height in excess of 20 feet due to building construction.

A Board member asked if the second floor is occupied by one or two businesses. He said that the sign seems to have two difference businesses listed. Mr. Brewster said that the sign is just for the dentist office.

A Board member asked if the Design Review Board's (DRB) recommended changes were incorporated in the plans that were submitted to ZBA. Mr. Brewster said that one of the requirements was that the signs be installed with the window mullions. He said that they alleviated that concern when they did physical measurements. He said that the sign will meet the requirements that DRB asked for. The Board member said that DRB that the second line on the sign should have a smaller letter size. Mr. Brewster said that adjustment was made.

A Board member said that he did not object to the height because of the configuration of the building but questioned its value to passing traffic because it will be hard to see. The Chairman said that it is a destination business where people have appointments.

The Board said that the only relief that the Petitioner is seeking is to allow the sign to be mounted at a height of 22 feet 4 inches and made findings in accordance with Section XXIIA of the Zoning Bylaw.

The Board confirmed that the proposed sign will not be illuminated.

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

2019 JAN 24 PM 5:00
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 WELLESLEY MA

Statement of Facts

The Petitioner is requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw for installation of a wall sign at a height that will exceed the maximum allowed by right, at 258 Washington Street, in a Business District.

Property Owner Authorization, Sign Information, Sheet 4.0, dated 4/8/18, prepared by Barlo Signs International, and photographs were submitted.

On November 1, 2018, the Design Review Board reviewed the application and voted unanimously to recommend approval of the project, subject to a condition that all prohibited internal illumination be removed.

On January 9, 2019, the Planning Board reviewed the petition and recommended that the Special Permit be granted, subject to two recommendations.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject signage is a wall sign at a height that will exceed the maximum allowed by right in a Business District.

It is the opinion of this Authority that installation of a wall sign at a height of 22 feet 4 inches where 20 feet is allowed, 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 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 wall sign at a height of 22 feet 4 inches where 20 feet is allowed, in accordance with the submitted plans.

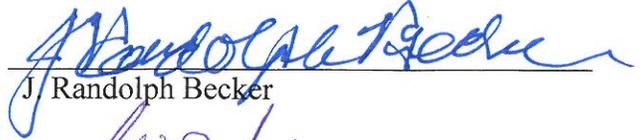
The Inspector of Buildings is hereby authorized to issue a permit for the sign upon receipt and approval of a sign application and any other materials he may require. No sign shall be installed until said permit has been issued.

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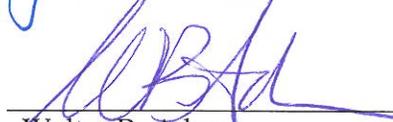
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



David G. Sheffield, Acting Chairman



J. Randolph Becker



Walter B. Adams

ZBA 2019-09
Applicant Century Bank and Trust Company
Address 258 Washington Street

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WELLESLEY MA 02462
2019 JAN 24 P 3:00

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:

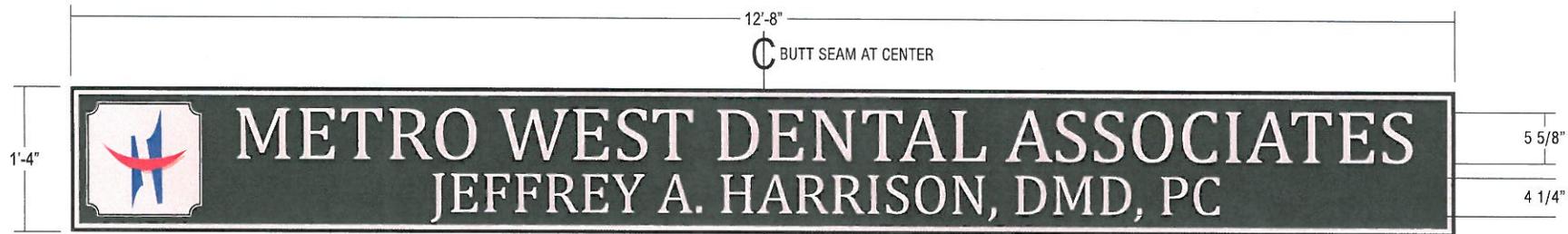
Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm

S/F NON-ILLUMINATED WALL SIGN

SCALE: 1"=1'-0"



2" DEEP DISHPAN w/ FOLDED 2" RETURNS
 2" ALUM ANGLE FRAME w/ 1-1/2" ALUM ANGLE CLIPS TO MOUNT TO THE WALL



THIS SIGN WILL REQUIRE A "SPECIAL PERMIT" PER CODE AND TOWN OFFICIAL



DIGITALLY PRINTED VINYL LOGO

*COLORS ARE AS SHOWN; CMYK

SCOPE OF WORK

MANUFACTURE & INSTALL (1) S/F 1'-4"H X 12'-0"W NON-ILLUMINATED FABRICATED DISHPAN WALL SIGN WITH STANDARD 3M VINYL COPY & DIGITAL PRINTED LOGO APPLIED.

FONT: CAMBRIA

TOTAL SQUARE FEET: 16.88

CODE ALLOWANCE: 65.81 SQ FT +

VARIANCE REQUIRED: N/A

COLOR SCHEDULE

- .040 MATTE BLACK BEA
- 3630-149 LT BEIGE VINYL
- (BG / COPY / BORDER)
- DIGITALLY PRINTED VINYL LOGO



PROJECT APPROVAL

Client:	Date:
Design:	Date:
Sales:	Date:
Updating: GN	Date: 10-2
Production:	Date:

METRO WEST DENTAL ASSOCIATES

DESIGNER: CB / LP
 SALES REP: BARN
 PH: RK

258 WASHINGTON STREET
 WELLESLEY, MA 02481-4964

04/09/2018

ITEM D

SHEET 4.0