



ZONING BOARD OF APPEALS

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

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ZBA 2020-35
Petition of Bank of America
342 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, August 13, 2020 at 7:30 pm, on the petition of Bank of America requesting a Special Permit pursuant to the provisions of Section 22A and Section 25 of the Zoning Bylaw for replacement of an existing two-sided standing sign with a two-sided standing sign that will exceed the square footage allowed by right, with less than required setbacks at 342 Washington Street, in a Business District.

On April 3, 2020, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication. In accordance with Chapter 53 of the Acts of 2020, the hearing was scheduled for August 13, 2020.

Present at the public hearing were Kristine Hung, Esq., representing Bank of America (BOA), the Petitioner, and Maryellen McCarthy, Philadelphia Sign Company. Ms. Hung said that the request is for a special permit for a sign at 342 Washington Street, which is at the corner of Abbott Road and Washington Street, in a Business District. She said that BOA recently updated their corporate logo and over the past year has been replacing signs nationally to reflect the updated logo. She said that the request is to replace the existing free standing sign with a new free standing sign of the same size and location on an existing stone pedestal. She said that the proposed sign is double faced, three feet in height by six feet in width, for 18 square feet per side. She said that because it is a double sided sign, it will exceed the 25 square feet that is allowed by right. She said that the sign is within the 15 foot setback, 12.4 feet to Abbott Road and 9.2 feet to Washington Street. She said that the double sided sign and the location of the sign is appropriate because the building is set back from the street and the sign needs to be big enough and in that location so that vehicles driving by from both directions on Washington Street have enough time to see the sign and have sufficient time to react to turn into the property. She said that the proposed sign will have the same dimensions and location as the existing sign and the only change will be the corporate logo.

A Board member said that no plot plan was submitted. Ms. Hung said that the aerial photograph that was submitted shows the dimensions to the streets. The Chairman said that the proposed sign will replace in kind the sign that is there.

A Board member discussed the Design Review Board (DRB) and Planning Board recommendations. Ms. Hung said that the proposed logo is smaller than what BOA normally has. Ms. McCarthy said that the existing sign has a gray background. She said that the background of the new sign appears white in the rendering but will be Garbo Silver, similar to the sign that was recently installed at 185 Linden Street in Wellesley.

A Board member asked about what appears to be a red end cap on the sign. Ms. McCarthy said that the back of the sign is red and will be visible from Washington Street. She said that there is no end cap. She said that it is a two sided sign with an indented center that is approximately one third of the depth into the sign on both sides. She said that the red insert is part of the design for the program. Ms. Hung said that illumination will consist of a spotlight shining up.

A Board member asked if there was a permit for the existing sign. The Executive Secretary read an excerpt from ZBA 2000-81 for a special permit granted to Fleet Bank for an internally illuminated, two sided standing sign with less than required setbacks.

A Board member said that he would not want to see BOA have a different logo in Wellesley from what is in every other location in the United States.

The Chairman said that the sign has been in that location for many years, so this should not be considered to be a new sign.

The Board discussed inserting a condition for turning the light off at the sign by 10 pm. The Board confirmed that the drive thru at the back operates for 24 hours and there is also an ATM inside the door.

There was no member of the public who 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 replacement of an existing two-sided standing sign with a two-sided standing sign that will exceed the square footage allowed by right, with less than required setbacks at 342 Washington Street, in a Business District.

Letter of Authorization, dated 3/31/20, signed by Lisa E. McGinley, Assistant General Counsel, Bank of America, letter to Zoning Board of Appeals, dated 4/3/20, signed by Kristine H.P. Hung, Addendum A, Sign Information, Plan View, Elevation and Side View, Section Details, dated 12/23/18, Aerial Photograph, Existing & Photosimulations, Surrounding Photos and Neighboring Signs, dated 3/30/20, prepared by PhiladelphiaSign, were submitted.

On February 11, 2020, the Design Review Board reviewed the application and voted unanimously to recommend approval of the sign, subject to a recommendation.

On August 12, 2020, the Planning Board reviewed the petition and recommended that the Special Permit be denied.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject sign is a replacement of an existing two-sided standing sign with a two-sided standing sign that will exceed the square footage allowed by right, with less than required setbacks.

It is the opinion of this Authority that replacement of an existing two-sided standing sign with a two-sided standing sign that will exceed the square footage allowed by right, with less than required setbacks, 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 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 replacement of an existing two-sided standing sign with a two-sided standing sign that will exceed the square footage allowed by right, with less than required setbacks, subject to the following condition:

- Lighting of the sign shall be turned off no later than 10 pm.

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.

2020 APR 27 P 1:45

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

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 (L.M.)

J. Randolph Becker, Chairman

Robert W. Levy (L.M.)

Robert W. Levy

Derek B. Redgate (L.M.)

Derek B. Redgate

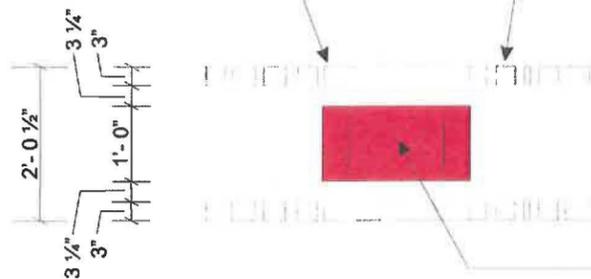
cc: Planning Board
Inspector of Buildings
lrm

ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE

**PERMITS
ONLY**

Clear Silicone Bead To Be Ran @ Top
Of Letters And Flagsscape To Prevent
Streaking Of Face

.040 Aluminum Coil Brite Brushed Clear
Returns By Alumet Supply (888-925-8638)
Use Artwork Provided By Designer



PLAN VIEW
SCALE: 1/4" = 1'-0"

.125 Aluminum Face Backing
Sheet To Be Painted Bank Of
America Red

.125 Flat Aluminum Head Cladding Cap
W/ Interior Aluminum Angle Frame. All
Exposed Surfaces Of Head Cladding To
Be Painted Bank Of America Red

MATERIAL SPECIFICATIONS

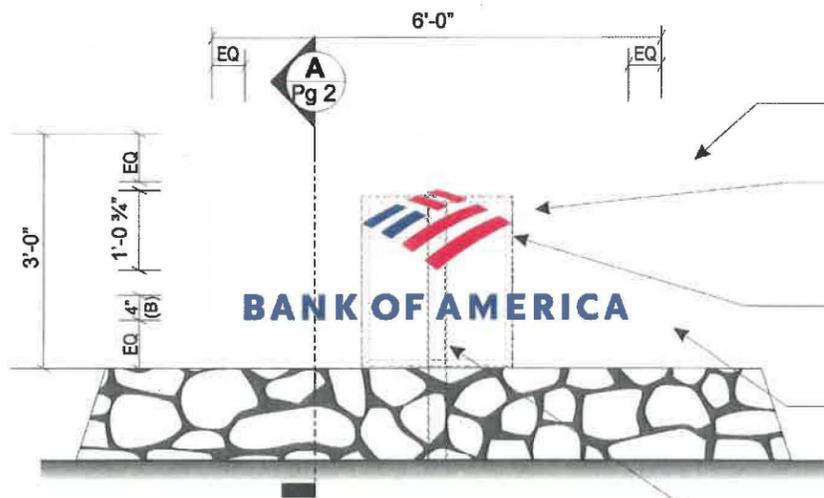
PAINT:

- GARBO SILVER: Matthews Paint # MP02650R14405
- RED: Matthews Paint # MP 49696

VINYL:

- BLUE: 3M #3630-8530 Translucent w/ 3M 3660 Overlamine
- RED: 3M #3630-2472 Translucent w/
3M 3660 Overlamine

The Letter 'K' is to be Fabricated in 2
Separate Elements & Kissed Together at
the Point. Caulk the Seam Between the 2
Elements After Installation.



D/F NON-ILLUMINATED MONUMENT: B1ng
SCALE: 1/4" = 1'-0"
(18 sq ft)

Lifter Angle To Be Removed After Install

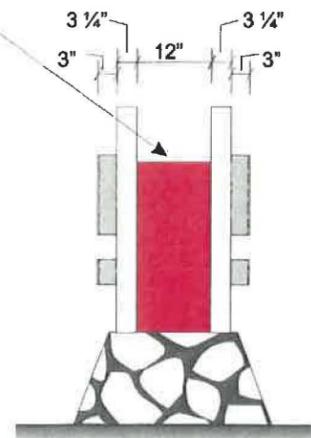
.125" Aluminum Sign Face To Be Chemically
Bonded To Interior 3 x 3 .125 Aluminum Sq.
Tube Frame. Painted Garbo Silver (Gloss Finish).

Non-Illuminated Channel Letter
1/2" #2406 LD White Acrylic Face w/
Routed Shoulder - 1st Surface Applied
3M 3630-2472 Red w/ 3M
3660 Overlamine

Interior Aluminum Angle Frame. All
Exposed Surfaces Of Head Cladding To
Be Painted Bank Of America Red

Non-Illuminated Channel Letter
1/2" #2406 LD White Acrylic Face w/
Routed Shoulder - 1st Surface Applied
3M 3630-8530 Blue w/ 3M 3660
Overlamine

Utilize Existing Steel Tube & Footings



SIDE VIEW
SCALE: 1/4" = 1'-0"

STANDARD MONUMENT NOTES:

1. Soil Assumed To Be Medium Clay, Or Better, With
Minimum Soil Bearing Capacity Of 2,500 PSF.
2. Concrete 2,500 PSI @ 28 Days.
3. Reinforcing Steel Shall Be ASTM A615 GR-40.
4. Structural Steel Shall Be ASTM A36.
5. All Welds Shall Conform To A.W.S Standards.



PHILADELPHIASIGN

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www.philadelphiasign.com

CUSTOMER:

BANK OF AMERICA

JOB NUMBER:

MA6-293

SIGN TYPE:

Non-Illum. Monument

LOCATION:

**342 Washington Street
Wellesley MA**

DATE:

12/23/2018

DRAWN BY:

RBS

REVISION:

Number:	Date:	By:
1	01/06/2020	RBS

SHEET:

1 OF 2

ENG DEPT

DWG NUMBER:

B86254

ENGINEER SEAL:

**MAX DESIGN WIND SPEED 128 MPH
EXPOSURE C**

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CREATED BY PSCD. IT IS SUBMITTED FOR YOUR
PERSONAL USE IN CONJUNCTION WITH A PROJECT
BEING PLANNED FOR YOU BY PSCD. IT IS NOT TO
BE SHOWN TO ANYONE OUTSIDE YOUR
ORGANIZATION NOR IS IT TO BE USED, COPIED,
REPRODUCED, OR EXHIBITED IN ANY FASHION.

SIGN INVENTORY

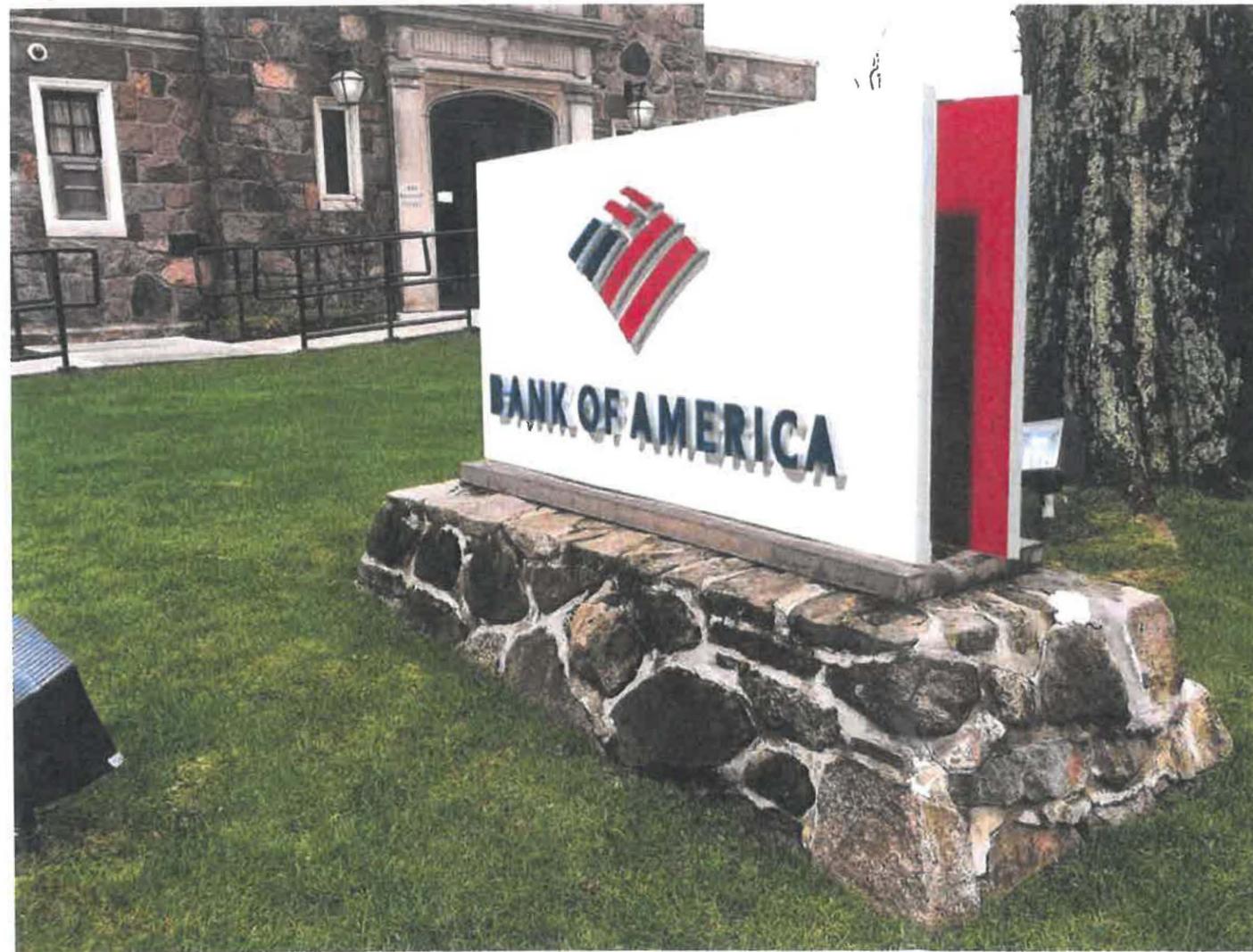
SITE: MA6-293 - FC-BAU Wellesley Hills		
SIGN	PAGE	PROPOSED SIGN
E01	2	CUSTOM MONUMENT



 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE	DWG BY	DATE	DATE	REVISION	BY THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	Bank of America	BES	03.30.20	-		
	ADDRESS		DWG NUM			
	MA6-293 - FC-BAU Wellesley Hills 342 Washington St. Wellesley, MA 02481		A34791			
			SHEET			
			1			

E01 Non-Illuminated Double Faced Monument, Mounted to Existing Stone Base - 3'h x 6'w (18 Sq. Ft.)

Proposed



Signs Rendered Proportional to the Photo

Existing



Existing Dimensions:
3' 0" h x 6' 0" w

 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE Bank of America	DWG BY BES	DATE 03.30.20	DATE	REVISION	BY THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	ADDRESS MA6-293 - FC-BAU Wellesley Hills 342 Washington St. Wellesley, MA 02481	DWG NUM A34791	SHEET 2			