



ZONING BOARD OF APPEALS
TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

J. RANDOLPH BECKER, CHAIRMAN
RICHARD L. SEEGEL
DAVID G. SHEFFIELD

LENORE R. MAHONEY
Executive Secretary
Telephone
(781) 431-1019 Ext. 2208

ROBERT W. LEVY, VICE CHAIRMAN
WALTER B. ADAMS
DEREK B. REDGATE

Date: 2-18-21

ZBA: 2021-25

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	_____ \$200	_____
Special Permit	_____ \$200	_____ \$500
Special Permit/Findings	_____ \$200	_____
Special Permit Renewals	_____ \$150	_____
Signs	_____	_____ \$300
Site Plan Approval without PSI	_____	_____ \$2,000 & Fire Department Consulting Fee
Site Plan Approval with PSI	_____	_____ \$3,500
Appeals	_____ \$200	_____ ✓ \$300
Comprehensive Permit	_____	_____ \$2,000
Publication & Mailing Fees/All Petitions	\$25	✓ \$25
Petitioner assumes all costs for Peer Review		

2021 FEB 18 P 12:55
TOWN OF WELLESLEY
PLANNING DEPARTMENT
WELLESLEY MA 02482

Property Location: 453 Washington St.

Zoning District: BUS-A

Property located in a:

Historic District	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Wetlands Protection Area	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Water Supply Protection District	<input type="checkbox"/>		<input checked="" type="checkbox"/>	

Prior Zoning Decisions: _____ Special Permit/Finding: _____ Variance: _____
Applicable Section(s) of the Zoning Bylaw: _____

Explanation of Request: Special Permit in order to install mobil signs on the canopy with 22" high letters - only 14" allowed by regulation.

Requested Relief:

_____ Lot Area	_____ Front Yard Depth (Street Setback)
_____ Lot Coverage	_____ Side Yard Width (Side Line Setback)
_____ Frontage	_____ Rear Yard Depth (Rear Line Setback)
_____ Front Yard Width	✓ Other <u>Height of sign letters on canopy</u>

OWNER OF PROPERTY/PETITIONER: Albert Whiting - Ready Imaging, Inc. (For Global Comp.)

MAILING ADDRESS: PO Box 1318 Manchester, CT 06045-1318

PHONE: WORK: 860 649-2755 HOME: CELL: 860 573-9376

SIGNATURE OF OWNER: Jamie Cook

AGENT FOR HOMEOWNER (PLEASE PRINT): _____

MAILING ADDRESS: 800 South Stree Waltham MA 02454

PHONE: WORK: 781-879-8236 HOME: _____

Town of Wellesley

DESIGN REVIEW BOARD

Massachusetts

Jose Soliva, Chair
Robert Skolnick, Vice Chair
Sheila Dinsmoor
Iris Lin
Juann Khoory
~
Robert Broder, *alternate*
Amir Kripper, *alternate*



Town Hall
525 Washington Street
Wellesley, MA, 02482
Tel. (781) 431-1019 ext. 2232
Fax (781) 237-6495

Contact: Don McCauley
dmccauley@wellesleyma.gov

January 11, 2021

Michael Grant
Inspector of Buildings
Town of Wellesley
525 Washington Street
Wellesley, MA 02482

Zoning Board of Appeals
Town of Wellesley
525 Washington Street
Wellesley, MA 02482
Attn: Lenore Mahoney, Executive Secretary

Re: 453 Washington Street, Exxon/Mobil Gas Station
DRB 20-50M

Dear Mr. Grant and Ms. Mahoney,

On November 16, 2020, Ready Imaging, Inc. submitted an application on behalf of Global Companies, LLC to the Design Review Board for a Minor Construction Project at the Exxon/Mobil Gas Station at 453 Washington Street. The project scope includes the following:

- Increasing canopy fascia height from 30" to 36"
- Converting canopy fascia from white to Mobil blue/white
- Adding LED "eyebrow" on three sides of the canopy fascia

The Board initially reviewed this project at their regular meeting on December 2, 2020, which was continued to December 16, 2020. The Board requested that the applicant submit a sign permit application for changes to the station's signage presented in the initial application.

On December 15, 2020, the applicant submitted a sign permit application including:

- Replacing the price cabinet on the current standalone sign
- Installing two Mobil illuminated sign boxes on the canopy
- Installing one Koala, a bracket for holding signs, on each of the eight existing canopy columns

The canopy signs will require a special permit for the letter height.

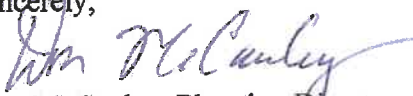
Michael Grant, Building Inspector
Zoning Board of Appeals
January 11, 2021
Page 2

At its December 16 meeting, the Board voted unanimously to accept the project as presented with the following recommendations:

- Reduce the LED price sign to 14" in the price cabinet on the standalone sign

Please contact me if you have questions or need anything further.

Sincerely,



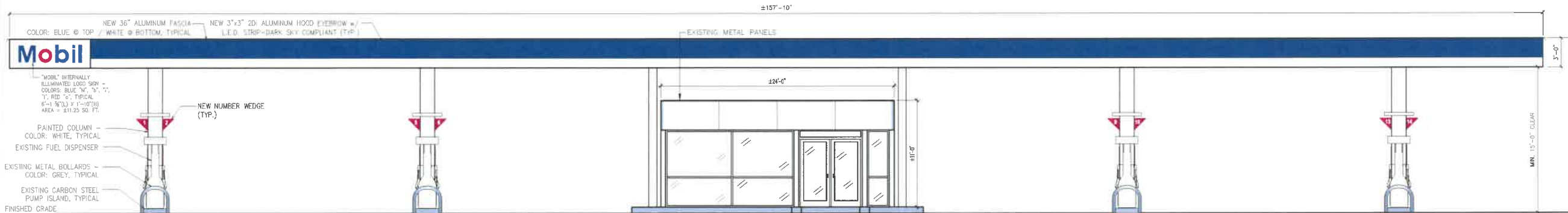
Don McCauley, Planning Director
On Behalf of the Design Review Board

EXISTING SIGNAGE TABULATIONS:

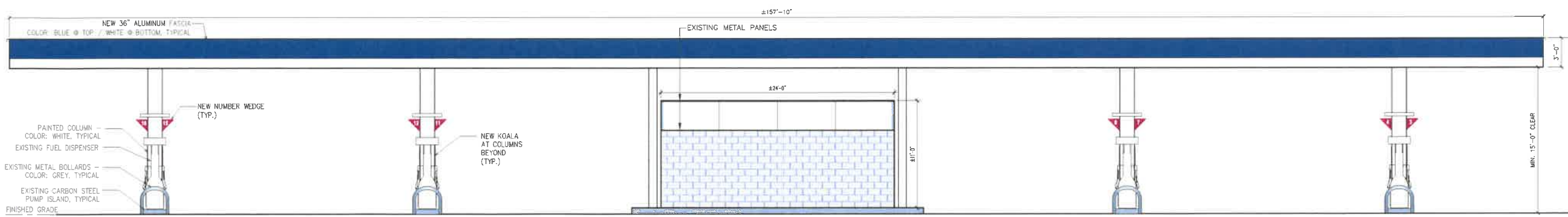
-EXISTING STREET I.D. SIGN:	= ±47.09 SF
-EXISTING "MOBIL" LETTERS ON CANOPY:	= ±11.25 SF
TOTAL EXISTING BUILDING SIGNAGE SF	= ±58.34 SF
 TOTAL ALLOWABLE SIGNAGE SF	 = 58.34 SF < 100.00 SF - (CONFORMS)

PROPOSED SIGNAGE TABULATIONS:

-EXISTING STREET I.D. SIGN:	= ±47.09 SF
-PROPOSED "MOBIL" LETTERS ON CANOPY (11.25 SF x 2):	= ±22.50 SF
TOTAL PROPOSED BUILDING SIGNAGE SF	= ±69.59 SF
 TOTAL ALLOWABLE BUILDING SIGNAGE SF	 = 69.59 SF < 100.00 SF (CONFORMS)



1 PROPOSED FUELING CANOPY SIGNAGE (FRONT)
SCALE: 3/16" = 1'-0"



2 PROPOSED FUELING CANOPY SIGNAGE (REAR)
SCALE: 3/16" = 1'-0"

DRAWN: RK	CHECKED: RK	
NOTES:		
NO.	REVISION/ISSUE	DATE
SEALS:		
ARCHITECT:		
 Ramez Khoda Consulting & Design, LLC 19046 BRUCE B DOWNS BLVD - SUITE #167 TAMPA, FL 33647 TEL: (860) 860-1706		
OWNER:		
GLOBAL COMPANIES LLC 15 E INDUSTRIAL ROAD BRANFORD, CT 06405 (781) 891-4000		
APPLICANT:		
READY IMAGING, INC. 88 LOOMIS STREET MANCHESTER, CONNECTICUT 06042 (860) 649-2755		
PROJECT:		
FUELING CANOPY & MAIN I.D. SIGN RE-IMAGE 453 WASHINGTON STREET WELLESLEY, MA 02481		
DRAWING TITLE:		
PROPOSED FUELING CANOPY SIGNAGE ELEVATIONS		
PROJECT #:	DRAWING NO.	
20-18	SG-003	
ISSUE DATE:	SCALE:	
12/8/2020	AS NOTED	



1 PROPOSED FUELING CANOPY SIGNAGE (RIGHT)
SCALE: 3/16" = 1'-0"



2 PROPOSED FUELING CANOPY SIGNAGE (LEFT)
SCALE: 3/16" = 1'-0"

DRAWN: RK CHECKED: RK

NOTES:

NO.	REVISION/ISSUE	DATE



ARCHITECT:

 Ramo Khuda
 Consulting & Design, LLC
 1906 BRUCE B DOWNS BLVD - SUITE #167
 TAMPA, FL 33647
 TEL: (850) 860-1766

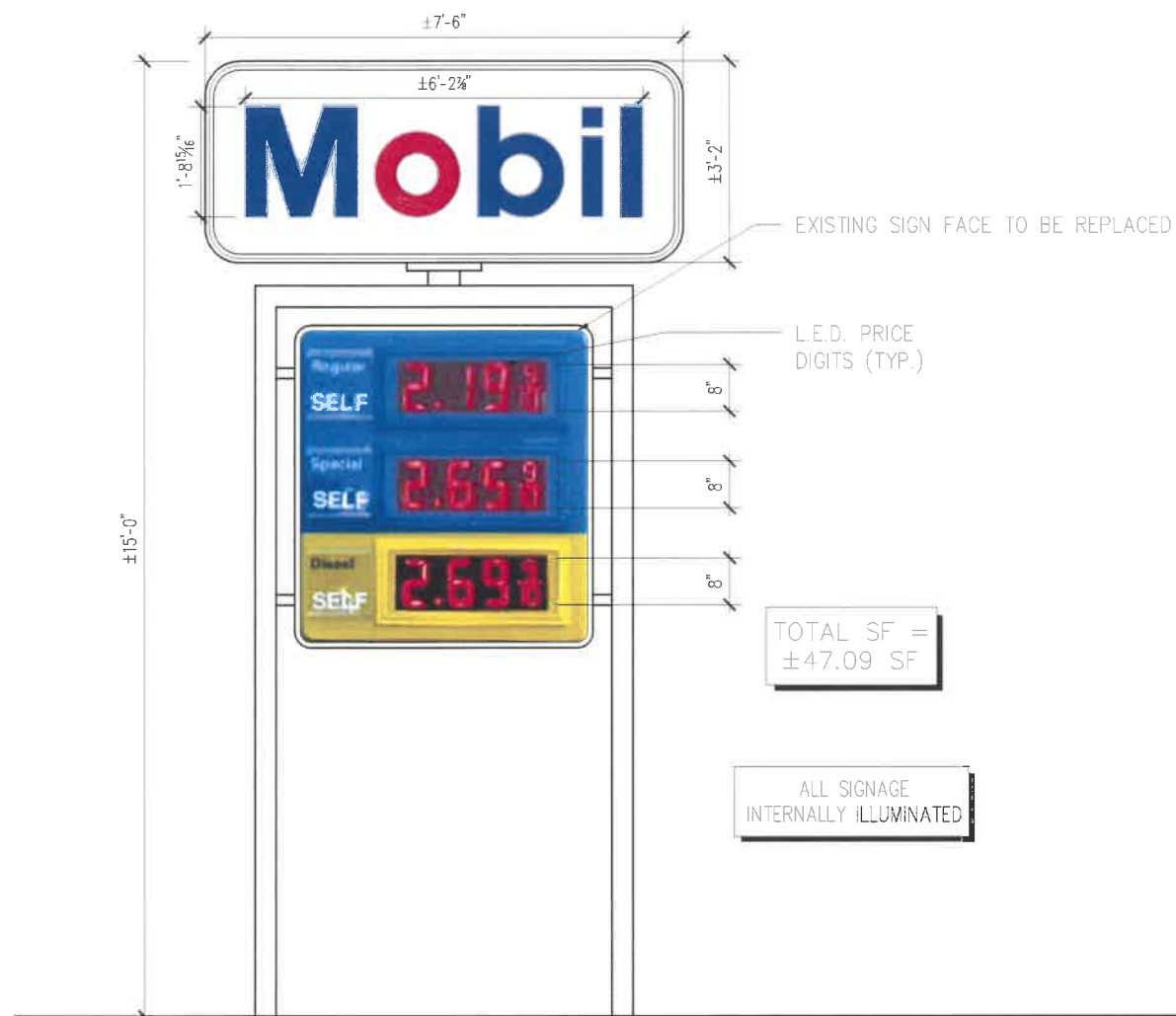
OWNER:
 GLOBAL COMPANIES LLC
 15 E INDUSTRIAL ROAD
 BRANFORD, CT 06405
 (781) 891-4000

APPLICANT:
 READY IMAGING, INC.
 88 LOOMIS STREET
 MANCHESTER, CONNECTICUT 06042
 (860) 649-2755

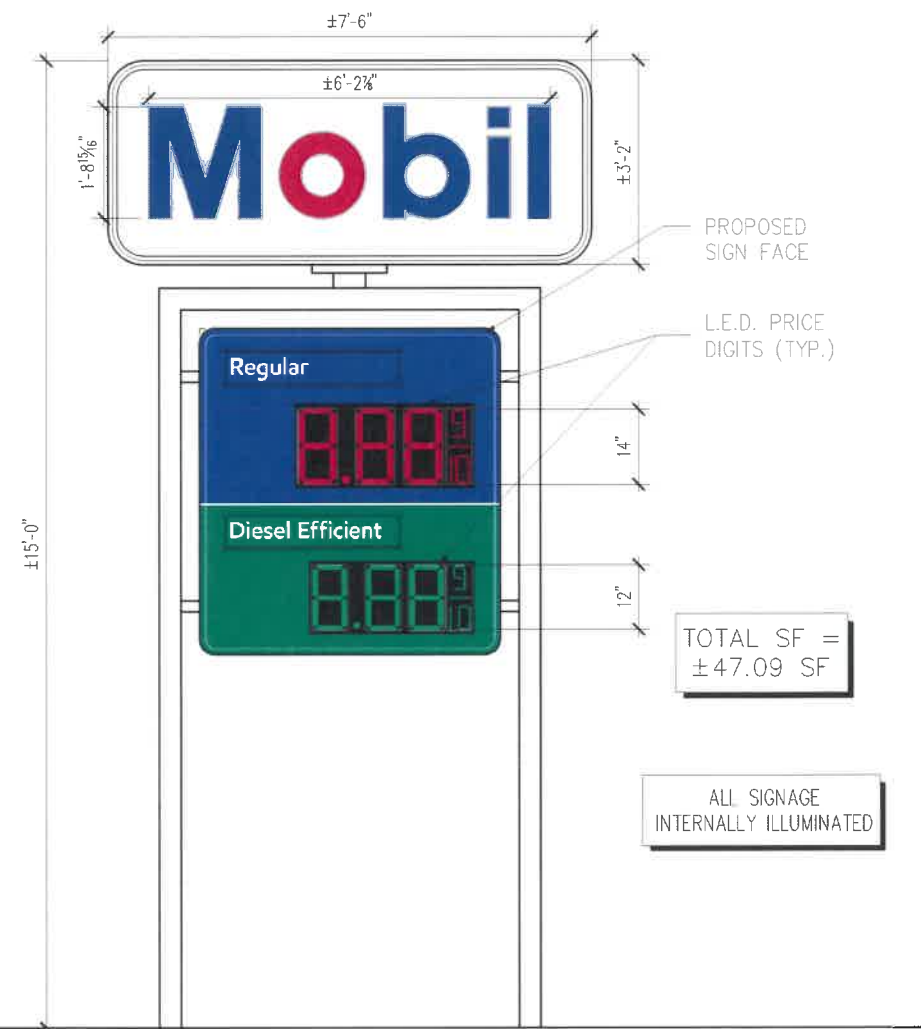
PROJECT:
 FUELING CANOPY &
 MAIN I.D. SIGN RE-IMAGE
 453 WASHINGTON STREET
 WELLESLEY, MA 02481

DRAWING TITLE:
 PROPOSED
 FUELING CANOPY
 SIGNAGE
 ELEVATIONS

PROJECT #: 20-18	DRAWING NO. SG-004
ISSUE DATE: 12/6/2020	
SCALE: AS NOTED	



1 EXISTING MAIN I.D. SIGN
SCALE: 3/4" = 1'-0"



2 PROPOSED MAIN I.D. SIGN
SCALE: 3/4" = 1'-0"

DRAWN: RK	CHECKED: RK	
NOTES:		
1	14" REGULAR L.E.D. LETTERS	1/6/21
NO.	REVISION/ISSUE	DATE
SEALS:		
ARCHITECT:		
19048 BRUCE B. DOWNS BLVD - SUITE #167 TAMPA, FL 33647 TEL.: (880) 880-1786		
OWNER:		
GLOBAL COMPANIES LLC 15 E INDUSTRIAL ROAD BRANFORD, CT 06405 (781) 891-4000		
APPLICANT:		
READY IMAGING, INC. 68 LOOMIS STREET MANCHESTER, CONNECTICUT 06042 (860) 648-2755		
PROJECT:		
FUELING CANOPY & MAIN I.D. SIGN RE-IMAGE 453 WASHINGTON STREET WELLESLEY, MA 02481		
DRAWING TITLE:		
EXISTING AND PROPOSED MAIN I.D. SIGN ELEVATIONS		
PROJECT #:	DRAWING NO.	
20-18	SG-005	
ISSUE DATE:	SCALE:	
12/8/2020	AS NOTED	



DRAWN: RK		CHECKED: RK	
NOTES:			
NO.	REVISION/ISSUE	DATE	

SEALS:

ARCHITECT:

Ramiz Sharma
Consulting & Design, LLC
18046 BRUCE B DOWNS BLVD - SUITE #147
TAMPA, FL 33647
TEL: (890) 680-1786

OWNER:

GLOBAL COMPANIES LLC
15 E INDUSTRIAL ROAD
BRANFORD, CT 06405
(781) 891-4000

APPLICANT:

READY IMAGING, INC.
88 LOOMIS STREET
MANCHESTER, CONNECTICUT 06042
(860) 649-2755

PROJECT:

FUELING CANOPY &
MAIN I.D. SIGN RE-IMAGE

453 WASHINGTON STREET
WELLESLEY, MA 02481

DRAWING TITLE:

EXISTING CONDITIONS

PROJECT #: 20-16	DRAWING NO. SG-006
ISSUE DATE: 12/8/2020	
SCALE: AS NOTED	



DRAWN: RK CHECKED: RK

NOTES:

NO.	REVISION/ISSUE	DATE



ARCHITECT:

RK
 Rama Rama
 Consulting & Design, LLC
 19048 BRIDGE DOWNS BLVD - SUITE #167
 TAMPA, FL 33647
 TEL: (860) 880-1798

OWNER:

GLOBAL COMPANIES LLC
 15 E INDUSTRIAL ROAD
 BRANFORD, CT 06405
 (781) 891-4000

APPLICANT:

READY IMAGING, INC.
 66 LOOMIS STREET
 MANCHESTER, CONNECTICUT 06042
 (860) 649-2755

PROJECT:

FUELING CANOPY &
 MAIN I.D. SIGN RE-IMAGE
 453 WASHINGTON STREET
 WELLESLEY, MA 02481

DRAWING TITLE:

PROPOSED SYNERGY
 UPDATES

PROJECT #: 20-18	DRAWING NO. SG-007
ISSUE DATE: 12/8/2020	
SCALE: AS NOTED	