



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

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Telephone
(781) 431-1019 Ext. 2208

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

Date: 03/29/2022

ZBA: 2022-37

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	_____ \$200	_____
Special Permit	_____ \$200	_____ \$500
Special Permit/Findings	_____ \$200	_____
Special Permit Renewals	_____ \$150	_____
Signs	_____	<input checked="" type="checkbox"/> \$300
Site Plan Approval without PSI	_____	_____ \$2,000 & Fire Department Consulting Fee
Site Plan Approval with PSI	_____	_____ \$3,500
Appeals	_____ \$200	_____ \$300
Comprehensive Permit	_____	_____ \$750
Publication & Mailing Fees/All Petitions	_____ \$25	_____ \$25
Petitioner assumes all costs for Peer Review		

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2022 APR - PM 12:02

Property Location: 165 LINDEN STREET UNIT G2, WELLESLEY, MA 02482 Zoning District: Linden Street Corridor Overlay District

Property located in a: Historic District Yes No *Industrial*
Wetlands Protection Area
Water Supply Protection District

Prior Zoning Decisions: Special Permit/Finding: Variance: _____

Applicable Section(s) of the Zoning Bylaw: Table 22A.1, SIGNAGE- 1 wall sign allowed & 1 Window Sign(not to include Window Signs 1 sq. ft. or less in area) per business

Explanation of Request: _____
We are requesting additional signage for the new Tatte Bakery & Cafe. The regulation limits us to one wall sign and 2 window signs. We propose an additional nonilluminated wall sign and 4 additional small window signs

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 number of signs

OWNER OF PROPERTY/PETITIONER: FR Linden Square, Inc & c/o Federal Realty Investment Trust

MAILING ADDRESS: 450 Artisan Way Suite 320, Somerville MA 02145

PHONE: WORK: (617) 519-5589 HOME: (617) 519-5589 LPolin@federalrealty.com

SIGNATURE OF OWNER: *Daniel Brennan* Director, Construction & Tenant Services, Federal Realty

AGENT FOR HOMEOWNER (PLEASE PRINT): Daniel Brennan- Tatte Permit Agent

MAILING ADDRESS: 8 STONEGATE LANE, SALEM NH 03079

PHONE: WORK: 603-505-55633 HOME: 603-505-5633

EMAIL ADDRESS: DPBPERMITS@GMAIL.COM

March 29, 2022

Wellesley Board of Appeal Office
525 Washington Street
Lower Level
Wellesley, MA 02482

**Re: Tatte Bakery & Café- Signage Special Permit Request
165 Linden Sq, Unit G2, Wellesley MA 02482**

To Whom It May Concern,

Tatte Bakery & Café is currently under construction in Linden Square @ 165 Linden Street, unit G2 in the former California Pizza space that has been subdivided.

This application was presented to the design review board and their recommendation is enclosed. We are allowed one wall sign and 2 window signs per Table 22A.1, Signage.

We are requesting relief and approval for an additional wall sign and 4 small additional window signs. The DRB suggested we include an additional wall sign to our façade to because of the size of our façade and size limitations of the wall sign letters. The additional wall sign would be nonilluminated, pinned mounted, acrylic material painted matte black. We are also proposing small white window vinyl graphics as this is part of our typically branding.

Thank you for taking the time to hear about our project.

Sincerely
Daniel Brennan Jr
dpb Design Consultants
8 Stonegate Lane Salem NH 03079
603-505-5633
dpbpermits@gmail.com

SIGN INFORMATION

1 wall sign and 2 window signs are allowed by right-
 Number of Signs This relief request is for 1 additional wall sign and 4 additional window signs

Type	<u>Illumination</u>	<u>Height</u>	<u>Width</u>	<u>Setback</u>	<u>Sq Ft/</u>	<u>Height</u>	<u>Total Area</u>
	<u>Internal/External</u>				<u>Panel</u>	<u>Above</u>	
						<u>Ground</u>	
Standing:	NA	-	-	-	-	-	-
	<u>Illumination</u>	<u>Height</u>	<u>Width</u>	<u>Area</u>	<u>Height</u>	<u>% of</u>	<u>% of</u>
	<u>Internal/External</u>				<u>Above</u>	<u>Façade</u>	<u>Window</u>
					<u>Ground</u>		
Wall:	nonilluminated	1'-8"	4'-6"	7.5 SF	18'-7"	0.77%	NA
		-		-		-	
Window:	nonilluminated	4"	11"	0.3055SF	5'-5"	0.03%	2.49%
	nonilluminated	7.25"	1'-8"	1.0070 SF	5'-5"	0.10%	2.44%
	nonilluminated	7.25"	1'-8"	1.0070 SF	5'-5"	0.10%	2.44%
Awning:	nonilluminated	7.25"	1'-8"	1.0070 SF	6'-4"	0.10%	1.73%

Perpendicular
:



2617

X

Town of Wellesley

DESIGN REVIEW BOARD

Massachusetts

Jose Soliva, Chair
Juann Khoory, Vice Chair
Sheila Dinsmoor
Iris Lin
~
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

March 3, 2022

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

Re: 165 Linden Street, Unit G2, Tatte Bakery & Cafe, DRB 22-10

Dear Mr. Grant,

On February 15, 2022, Federal Realty Investment Trust applied to the Design Review Board for wall signs and window signs for Tatte Bakery & Cafe, to be located at the easterly end cap at 165 Linden Street, Unit G2. The Board reviewed the application at its regular meeting on March 2, 2022.

After discussion, the Design Review Board voted unanimously to accept the application as presented with the following recommendations:

- The proposed wall sign should be centered on the sign band. The exterior lighting above the sign should be also be centered and spaced sufficiently above the sign so as not to block it.
- A second wall sign should be located on the sign band on the front façade to the right of the proposed wall sign shown in the attached Exhibit X5.0. This sign should be centered on the sign band and not be illuminated.
- The number of windows signs should be reduced to six. The Board understands that a Special Permit is required for more than two window signs. The Board recommended that four window signs be placed on the front façade, with two window signs on the front door and two window signs on the windows to the right of the entrance. The Board also recommended that two signs be placed on the side façade, with one window sign on the door and one window sign on a window to the left of the door.


Please contact me with any questions or if you need anything further.

Sincerely,

A handwritten signature in blue ink that reads "Don McCauley".

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



 <p>McMahon architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	JOB TITLE: TATTE BAKERY		DRAWING NUMBER: X5.2		
	LOCATION: 165 LINDEN STREET, UNIT G2, WELLESLEY, MA 02481		DATE: 03/07/22	SCALE:	
	DRAWING TITLE: SIGNAGE EXHIBIT - SPECIAL PERMIT		JOB NUMBER: 2021-3901	DRAWN: AT	CHECK: AV
	REVISION:				

