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WELLESLEY MA 02482

2022 JUL 11 AM 11:56

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

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ZBA 2022-29

Petition of Bank of America, NA  
342 Washington Street

MARGINAL REFERENCE

BOOK 4087 PAGE 310

## INTRODUCTION

Bank of America, NA, the "Applicant", requested from the Zoning Board of Appeals (the "Board") the issuance of a site plan approval subject to the Zoning Bylaw Chapter 16A, §§ (C) (2) (a) and (b), and a Special Permit subject to the Zoning Bylaw Section 22A and Section 25, authorizing the Applicant to demolish an existing drive-through facility, and construct a one story addition and a two story addition that will increase existing total floor area of 6,622 square feet to 7,333 square feet with a Floor Area Ratio of .58, to construct a drive-through facility where business is transacted from the vehicles of customers or patrons, to install a second wall sign, add six parking spaces and relocate an existing handicapped space, at 342 Washington Street (the "Site"), in a Single Residence District, a Single Residence A District, and a Business District (the "Project").

## THE PROJECT

### Description

The Site consists of land located on Washington Street totaling 19,409 square feet. The footprint of the existing structure is 3,365 square feet. Proposed construction footprint is 711 square feet, for a total proposed building footprint of 4,076 square feet. Total floor area of the existing building is 6,622 square feet. Proposed floor area of proposed construction is 617 square feet at the rear and 94 square feet at the front, for a total proposed floor area of 7,333 square feet. Existing and proposed two story building height is 29 feet 6 inches. Proposed parking consists of 5 handicapped, 19 standard, and 5 compact parking spaces, for a total of 25 spaces. Building lot coverage will increase from 15 percent to 18 percent, drives and parking coverage will decrease from 55 percent to 49 percent, and sidewalks will increase from 4 percent to 5 percent. Landscaped area will increase from 26 percent to 28 percent. The height of the lighting fixtures is 10 feet and 15 feet. No catch basins are proposed.

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The Project consists of a one-story vestibule addition to the existing building fronting on Washington Street and a two-story addition to the rear of the building, including removal of an existing canopy and two drive-through lanes to be replaced with one drive-through ATM lane, the addition of six parking spaces, and the relocation of an existing accessible parking space, and installation of a second wall sign.

## **RECORD OF DISCUSSIONS**

The Board held public hearings on April 21, 2022, May 19, 2022 and June 2, 2022. The public hearing was closed on June 16, 2022. Site plan approval was voted unanimously at a business meeting held on July 8, 2022

## **FINDINGS OF FACT**

The Zoning Bylaw provides, for each zoning district, requirements for the use of land and structures, as well as dimensional requirements for the land and structures erected upon the land.

The provisions of Section 16A, Project Approval, apply in a Business District, a Single Residence District and a Single Residence A District.

A bank or other monetary institution is an allowed use, in accordance with Section 11 (A) (6). Temporary parking of motor vehicles of customers and clients patronizing a use allowed in the district is considered to be an accessory use, customary in connection with the business use, in accordance with Section (11) (A) (11).

A drive through window where business is conducted from vehicles is not considered to be an accessory use and is not allowed except by special permit, in accordance with the Zoning Bylaw Section 11 (A) (6), Section 11 (A) (13) (j).

Section 21(C)(2) of the Zoning Bylaw requires that relocation of any curbing, landscaping islands, traffic island, or driveways, and any striping or restriping of pavement markings on an existing parking area or storage area which alters the configuration of the parking area or number of parking spaces, or any change in the use or uses of the structure or land that would require greater parking requirements, as required by Section 21.D.2 of the Zoning Bylaw from those applicable to the former use(s) of said structure or land.

One wall sign per business establishment is allowed in a Commercial District Fronting Streets Other Than Worcester Street, in accordance with Section 22A, Table 22A.1 of the Zoning Bylaw. Table 22A.1 also allows an additional wall sign for each additional street level public entrance, beyond the principal entrance. As a principal location for business transactions separate from the principal entrance, the sign above the ATM qualifies as an allowed additional wall sign. Signage Allowances based on Zoning District or Use.

## **Site Plan Approval Standards**



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Section 25 (D) of the Zoning Bylaw requires that in order for a site plan approval to be granted, the Applicant must meet the conditions contained in the seven standards listed in Section 25 (D) (1) through (7). The Board makes the following findings in respect of the Applicant's compliance with the required standards:

Vehicular Circulation (that the circulations patterns do not create conditions that add to traffic congestion or accident potential on the site or in the surrounding area.)

- a. On-Site - The on-site parking space sizes, the maneuvering aisles, and the driveways meet or exceed the dimensional requirements of Section 21 of the Zoning Bylaw.

The Board finds that the on-Site circulation patterns meet the required standards.

- b. Off-Site - The circulation patterns do not create conditions that add to traffic congestion or accident potential off the Site.

The Board finds that the off-Site circulation patterns meet the required standards.

Driveways (not less than 50 feet from street intersections and have widths not less than the width of driveways specified in Section 21 of the Zoning Bylaw.

The Board finds that the driveways meet the required standards.

Vehicle Queuing Lanes (That vehicle queuing lanes have a width equal or greater than nine feet, and that vehicle storage capacity will not encroach on travel or maneuvering of other vehicles into and out of parking spaces, driveways or within the public way.)

There are no separate queuing lanes on-Site. The parking area maneuvering aisles have sufficient space to minimize any on-Site queuing.

The Board finds that the vehicle queuing lanes meet the required standards.

Compatibility with Surroundings (That the Project is made compatible with the existing natural and man-made features of the site and the surrounding area.)

The Board finds that the Project is made compatible with the existing natural and man-made features of the site and the surrounding area. The Board finds that the compatibility with the surroundings meet the required standards.

5. Pedestrian Safety (That adequate pedestrian and bicycle circulation is provided and that separation is provided between pedestrian areas and all areas open to vehicular traffic.)

The Board finds that adequate pedestrian and bicycle circulation is provided and that separation is provided between pedestrian areas and all areas open to vehicular traffic.

The Board finds that pedestrian safety meets the required standards.

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6. Noxious Uses (That the Project is consistent with the provisions of Section 16 (A) and (B)) of the Zoning Bylaw.

The Project does not involve noxious uses, so this condition is not applicable to the Project.

7. Intensity of Use (That any increase in vehicle trips, employees or visitors, parking spaces, the amount of energy used, or the volume of liquid or solid waste produced will not adversely affect the character of the Site and its surrounding area.)

The Board finds that the intensity of use meets the required standards.

### **SUBMITTALS FROM THE APPLICANT**

- Application for Site Plan Approval and Special Permits for a drive-through facility, maximum floor area ratio, and a second wall sign above the drive-through, fronting Abbott Road.
- Email, dated March 29, 2022, from Jeffrey DiLucca, re: Major Construction Project/Variance-ZBA Submission
- Site Plan and Submittal Checklist
- Development Prospectus
- Construction Management Plan, prepared by Gensler

### **SUBMITTALS ON BEHALF OF THE TOWN OF WELLESLEY**

Letter to Michael Grant, Inspector of Buildings, dated October 27, 2021, from the Design Review Board, re: 342 Washington Street, Bank of America, NA, DRB 21-21.

Letter to Michael Grant, Inspector of Buildings, dated October 27, 2021, from the Design Review Board, re: 342 Washington Street, Bank of America, NA, DRB 21-21-Revised, with attachments:

- Design Review Board, November 10<sup>th</sup>, 2021
- Existing Conditions, November 10<sup>th</sup>, 2021
- Existing Challenges, November 10<sup>th</sup>, 2021
- Demolition, November 10<sup>th</sup>, 2021
- Design Option 01, November 10<sup>th</sup>, 2021
- Design Option 01 – Section, November 10<sup>th</sup>, 2021
- Design Option 02, November 10<sup>th</sup>, 2021
- Design Option 02 – Section, November 10<sup>th</sup>, 2021
- Previous Design (10.06.2021), November 10<sup>th</sup>, 2021
- South Elevation Articulation, November 10<sup>th</sup>, 2021
- Site Maps, November 10<sup>th</sup>, 2021
- Existing Conditions Plan, November 10<sup>th</sup>, 2021
- Demolition Plan, November 10<sup>th</sup>, 2021
- Site & Landscaping Plan, November 10<sup>th</sup>, 2021

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- Grading Plan, November 10<sup>th</sup>, 2021
- Lighting Plan, November 10<sup>th</sup>, 2021
- Construction Details, November 10<sup>th</sup>, 2021

Letter to Michael Grant, Inspector of Buildings, dated February 11, 2022, from the Design Review Board, re: 342 Washington Street, Bank of America, NA, DRB 21-49, with attachments:

- Proposed Signage North Elevation, 01.13.2022
- Proposed West Sign, North Sign, Existing Monument, 12.01.2021
- West Sign, 12.01.2021
- West Elevation: Propose, North Elevation: Proposed, 12.01.2021
- Proposed Signage: West Elevation, 12.01.2021
- Proposed Signage: North Elevation, 12.01.2021
- Key Plan, 12.01.2021

On April 21, 2022, Don McCauley, Planning Director submitted comments from the Planning Board.

### **DECISION**

The Applicant has requested from the Board the issuance of a site plan approval permit subject to the Zoning Bylaw Section 16A, §§(C)(2)(a) and (b), authorizing the Applicant to construct the Project.

The Board has made a careful study of the materials submitted and the information presented at the hearings, and has documented the results of the study herein. Based on the results of the study, on July 8, 2022 the Board voted unanimously to grant the Special Permit pursuant to Section 16A of the Zoning Bylaw for a Major Construction Project subject to Site Plan Review.

The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed constructions plans. If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

### **CONDITIONS TO THE DECISION**

The Board's approval of the Site Plan Approval Permit is subject to the Applicant's and the Project's compliance with the following conditions. All requirements imposed by these conditions or this Site Plan Approval Permit shall be applicable to the Applicant, its successors and assigns, and all owners and occupants of the Project, regardless of whether the condition specifically identifies the Applicant or no entity as having responsibility for a particular condition.

#### **General**

1. This Permit authorizes the construction, use and occupancy of a renovation of Bank of America's existing branch bank located at 342 Washington Street, and comprised of a one-

story vestibule addition to the existing building fronting on Washington Street and a two-story addition to the rear of the building, including the removal an existing canopy and two-drive-through lanes to be replaced with one drive-through ATM lane, the addition of six parking spaces, and the relocation of an existing accessible parking space, all on land lying partially in a Business District, partially in a Single Residence 10 District and partially in a Single Residence A District as shown on the Approved Plans (listed and defined in Condition 2) below.

2. The Project shall be constructed in accordance with the following plans and written materials, subject to modifications required below:

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Last Revision
C-1	Cover Sheet	03/02/2022	Jake Modestow, P.E.	05/10/2022
C-2	Existing Conditions Plan	03/02/2022	Jake Modestow, P.E.	05/10/2022
C-3	Demolition Plan	03/02/2022	Jake Modestow, P.E.	05/10/2022
C-4	Site & Landscaping Plan	03/02/2022	Jake Modestow, P.E.	05/10/2022
C-5	Grading Plan	03/02/2022	Jake Modestow, P.E.	05/10/2022
C-6	Lighting Plan	03/02/2022	Jake Modestow, P.E.	05/10/2022
C-7	Construction Details	03/02/2022	Jake Modestow, P.E.	05/10/2022
C-8	Construction Management Plan	03/02/2022	Jake Modestow, P.E.	05/10/2022
C-9	Vehicle Movement Plan	03/02/2022	Jake Modestow, P.E.	05/10/2022
1 of 2	Lighting Plan	05/10/2022	Jake Modestow, P.E.	
2 of 2	Lighting Plan	05/10/2022		
0 Cover	Cover Sheet	03/01/2022	Kenneth I. Fisher, RA	
00 Index	Index	03/01/2022	Kenneth I. Fisher, RA	
A01	Exterior View	03/01/2022	Kenneth I. Fisher, RA	
A02	Exterior View Comparison	03/01/2022	Kenneth I. Fisher, RA	
A03	Exterior View Comparison	03/01/2022	Kenneth I. Fisher, RA	
A05	Exterior View Comparison	03/01/2022	Kenneth I. Fisher, RA	
A06	Exterior Elevation North Comparison	03/01/2022	Kenneth I. Fisher, RA	
A07	Exterior Elevation South Comparison	03/01/2022	Kenneth I. Fisher, RA	
A08	Exterior Elevation East Comparison	03/01/2022	Kenneth I. Fisher, RA	
A09	Exterior Elevation West Comparison	03/01/2022	Kenneth I. Fisher, RA	

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A10	Floor Plan Basement Level	03/01/2022	Kenneth I. Fisher, RA	2022 JUL 11 AM 11:55
A11	Floor Plan Level 1	03/01/2022	Kenneth I. Fisher, RA	
A12	Floor Plan Level 2	03/01/2022	Kenneth I. Fisher, RA	
A13	Axonometric Views Material Call-Outs	03/01/2022	Kenneth I. Fisher, RA	

(collectively, the "Approved Plans").

3. By accepting this Site Plan Approval the Applicant agrees to the terms, covenants and conditions and agreements contained herein. This Site Plan Approval shall expire two years from the date hereof unless construction has begun by that date. The Applicant may apply to the Board for reasonable extensions to this Site Plan Approval for good and sufficient reason.
4. Except for the relief granted by the Board as listed in these Conditions, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to a project approved on July 8, 2022. No fees are waived in connection with the Project. Fees shall be those then in effect at the time of application for the permit or approval subject to the fee.
5. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, the Town Engineer, or any other applicable local inspector or board.
6. The Project shall be designed and constructed substantially in compliance with the drawings and data submitted with the Application for Site Plan Approval, except as modified by these Conditions.

#### **Design Conditions**

7. Design and construction of the Project shall fully comply with all applicable federal and state laws and regulations, including, but not limited to, the requirements of the Massachusetts State Building Code (780 CMR) and the Massachusetts Architectural Access Board (521 CMR). The Project shall be designed and constructed on the Site in accordance with the Plans, except as provided in this Site Plan Approval, including these Conditions. Any requirement of consistency with the Plans means as those Plans are modified by the Conditions.
8. There shall be no pavement added to the Project beyond that which is depicted on the Approved Plans and there shall be no additional accessory structures added to the Project or to the Site other than what is shown on the Approved Plans.

#### **Construction Conditions**

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9. The Applicant shall implement its "Construction Management Plan" submitted June 9, 2022, as modified by these Conditions.
  10. During the period of construction, all construction equipment and materials deliveries to and from the Site shall utilize: (1) Route 9 to Washington Street to Abbott Road to Site (or the reverse); or (2) any other such route as the Applicant shall agree with the Wellesley Police Chief prior to its use.
  11. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 10:00 a.m. and no later than 2:00 p.m. Exterior construction work may be performed on the Site Monday through Friday commencing not earlier than 7:00 a.m. and completing not later than 6:00 p.m. Interior construction work may be performed Monday through Friday commencing not earlier than 7:00 p.m. and completing not later than 9:00 p.m. The hours of delivery and the hours of construction may be changed for limited periods of time with the prior consent of the Wellesley Police Chief.
  12. During the period of construction, on-site parking for construction workers and for construction equipment is specifically permitted, and no vehicles of construction workers and no construction equipment shall be parked on Washington Street, Abbott Road, or any other public way of the Town, or in the MBTA Wellesley Hills parking lot. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
  13. All construction and delivery vehicles entering the site shall stop at an established construction exit for a wheel wash to prevent the entrance of materials deleterious to the streets of the Town. The Applicant shall cause Washington Street and Abbott Road to be swept as frequently as required in the event that dust, dirt and debris not completely removed by the truck wash are deposited on the Town's streets.
  14. Insofar as practicable, refueling of construction equipment on the site shall be prohibited. In the event that on-site refueling cannot be avoided, such refueling shall be performed with due consideration to spill prevention and control measures that should reasonably be applied.

#### Use Conditions

15. Landscaping and lighting shall be in conformance with the Landscaping Plan and the Lighting Plan, respectively, and shall be maintained, repaired, or replaced as needed by the Applicant.
16. On-site snow storage is specifically allowed, provided that such snow storage does not cover or block flow to the catch basin at the rear of the Site or cover more than two parking spaces. In the event that these limitations cannot be met, snow shall be promptly removed from the Site.
17. The traffic control arrow painted on the pavement at the Washington Street entrance, and the standing sign adjacent to the Washington Street entrance shall be maintained such that it is clear to vehicular traffic that no exit is allowed from the Site to Washington Street.



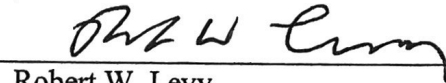
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APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.

  
J. Randolph Becker, Chairman

  
Robert W. Levy

  
David G. Sheffield

ZBA            2022-29  
Applicant    Bank of America, NA  
Address      342 Washington Street

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.

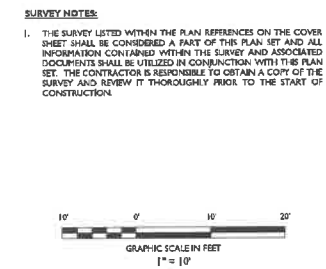
Date: 8-3-2022



Attest:

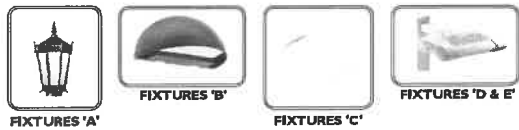
\_\_\_\_\_  
Cathryn Jane Kato  
Town Clerk

cc: Planning Board  
Inspector of Buildings  
lrm



C-2

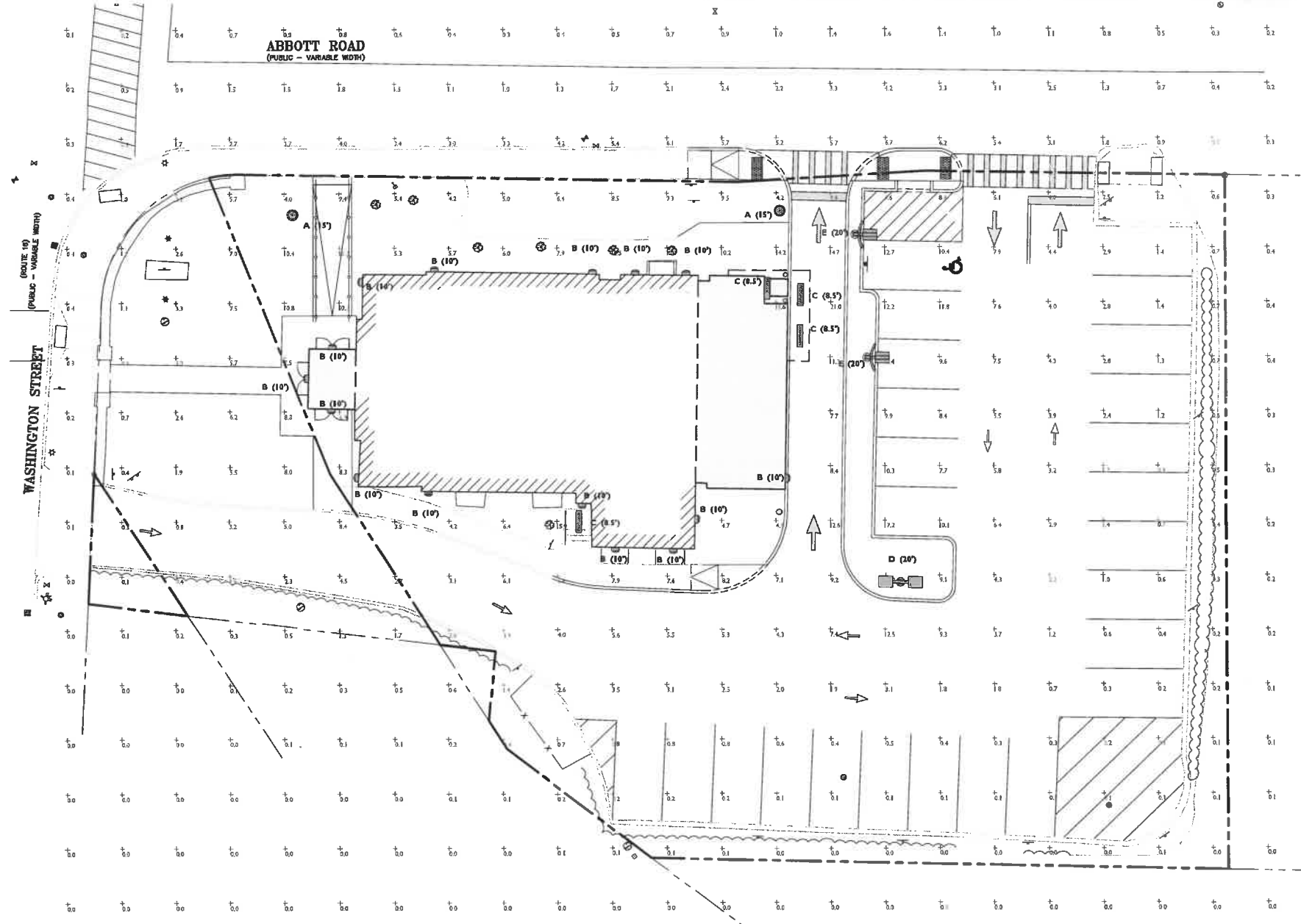




LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 16 G.F.1	ALL LUMINAIRES SHALL BE FULLY SHIELDED	COMPLIES
§ 16 G.F.2	BUILDING MOUNTED FIXTURES: LUMINAIRES ATTACHED TO THE EXTERIOR OF A BUILDING OR STRUCTURE, SHALL BE NO HIGHER THAN FIFTEEN (15) FEET ABOVE GRADE	18 FT
§ 16 G.F.4	GROUND-MOUNTED FIXTURES: LUMINAIRES MOUNTED ON THE GROUND, INCLUDED ON POLES, SHALL HAVE A HEIGHT NO GREATER THAN TWENTY (20) FEET	20 FT
§ 16 TABLE 16.C.1	THE MAXIMUM FOOT-CANDELES AT ALL PROPERTY LINES, INCLUDING PROPERTY LINES ALONG A PUBLIC OR PRIVATE STREET OR WAY, IS 10 FOOT-CANDELES	67 FC (F)
§ 16 TABLE 16.C.1	THE MAXIMUM ILLUMINANCE LEVEL SHALL NOT EXCEED 10 FOOT-CANDELES	23.0 FC (F)

PROPOSED LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QUANTITY	LIGHTING	DISTRIBUTION	LF	MANUFACTURER
	A	2	M805_LED MAIN STREET SERIES	TYPE III	0.9	STERNBERG
	B	15	QSP GEOPAK SERIES 2	TYPE IV	0.9	HUBBELL
	C	4	ZR-C COMMERCIAL SERIES CANOPY FIXTURE		0.9	CREE LIGHTING
	D	1	CREE OSQ SERIES POLE MOUNTED AREA LIGHT WITH BACKLIGHT SHIELD - 9L 4,000 K	4M-E	0.90	CREE
	E	2	CREE OSQ SERIES POLE MOUNTED AREA LIGHT WITH BACKLIGHT SHIELD - 22L 4,000 K	4M-E	0.90	CREE

SYMBOL	DESCRIPTION
---	PROPOSED ISOMETRIC LINE
---	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
---	PROPOSED LIGHTING INTENSITY (FOOT-CANDELES)
---	PROPOSED AREA LIGHT
---	PROPOSED CANOPY LIGHT
---	PROPOSED BUILDING MOUNTED LIGHT
---	PROPOSED AREA LIGHT



- GENERAL LIGHTING NOTES**
- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE CONDITIONS.
  - WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROPRIATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODE.
  - UNLESS NOTED OTHERWISE WITHIN THE PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
    - LIGHT-EMITTING DIODES (LED): 0.80
    - HIGH PRESSURE SODIUM: 0.72
    - METAL HALIDE: 0.72
  - THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING PRIOR TO THE START OF CONSTRUCTION OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING PROPOSED DAMAGE, UTILITY, OR OTHER IMPROVEMENTS.
  - THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.
- ATM LIGHTING NOTES**
- THE CONTRACTOR SHALL REPLACE LAMP COVERS, RELAMP, AND RECALIBRATE EXISTING LIGHT FIXTURES AS INDICATED WITHIN THE PLAN SET. THE EXISTING FIXTURE HEIGHT SHALL BE MAINTAINED UNLESS INDICATED OTHERWISE. THE LIGHTING DESIGN IS SUBJECT TO CHANGE IF THE EXISTING LIGHT FIXTURES ARE NOT GREATER THAN OR EQUAL TO THE FOLLOWING WATTAGE:
    - FIXTURE "X" - MINIMUM X WATTS
  - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING IF THE EXISTING LIGHT FIXTURES ARE NOT THE MINIMUM WATTAGE SPECIFIED WITHIN THE PLAN SET.
  - THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THAT ANY EXISTING LIGHT POLES IDENTIFIED FOR REUSE WITH A PROPOSED LIGHT FIXTURE SHALL BE IN ACCEPTABLE WORKING CONDITION AND HAVE THE CAPACITY TO SUPPORT THE PROPOSED LIGHT FIXTURES. ANY MOUNTING EQUIPMENT REQUIRED TO ATTACH THE PROPOSED LIGHTING FIXTURE TO THE EXISTING LIGHT POLE SHALL BE PROVIDED BY THE CONTRACTOR.
  - THE CONTRACTOR SHALL CONFIRM THAT THE LOCATION OF ANY PROPOSED BUILDING MOUNTED LIGHTING FIXTURE WILL NOT CONFLICT WITH ANY EXISTING OR PROPOSED STRUCTURAL ELEMENT (E.G. CANOPY SUPPORT BEAMS). THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING OF ANY FIXTURE CONFLICT PRIOR TO THE START OF CONSTRUCTION.
  - ALL EXISTING TREES WITHIN THE 60 FOOT ATM RADII SHOWN IN THE PLAN SET SHALL BE TRIMMED TO A MINIMUM OF 4 FEET ABOVE GRADE. ALL SHRUBS WITHIN THE 40 FOOT ATM RADII SHALL BE TRIMMED TO A MINIMUM OF 36 INCHES ABOVE GRADE. ALL BAUM SHALL BE REMOVED. THE CONTRACTOR SHALL CONSIDER ALL FUTURE GROWTH AND RAIL, BUSH, WHIP, TRIPPING, LANDSCAPING, EXISTING TREE TRIM, ADJACENT TO LIGHTING FIXTURES SHALL BE TRIMMED AS REQUIRED TO PREVENT LIGHT INTERFERENCE.
  - PRIOR TO BID, CONTRACTOR SHALL VERIFY EXISTING EXTERIOR LIGHTING CONDITIONS AFTER DARK AND NOTIFY THE DEVELOPER/OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC OF DAMAGED OR INOPERABLE LIGHTS. THE CONTRACTOR SHALL REPAIR ALL INOPERABLE LIGHTS UNLESS OTHERWISE NOTED WITHIN THE PLAN SET.
  - THE ILLUMINATION LEVELS DEPICTED WITHIN THE PLAN SET ARE BASED ON REGULATORY STATE STANDARDS FOR SAFETY LIGHTING AND ON CLIENT STANDARDS.
  - ALL LIGHTING FIXTURES, UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET, HAVE THE PHOTOCELL OPTION DISABLED.
  - EXISTING LIGHTING FIXTURES CONTROLLED BY OUTSIDE ENTITIES (E.G. LANDLORD) HAVE BEEN EXCLUDED FROM THE LIGHTING ANALYSIS. EXISTING LIGHTING WITHIN THE PLAN SET, THE PROPOSED LIGHT LEVELS HAVE BEEN DESIGNED TO COMPLY WITH ALL APPLICABLE ATM AND SAFETY LIGHTING REQUIREMENTS INDEPENDENT OF ANY UNCONTROLLED LIGHT FIXTURES.



**BANK OF AMERICA**

PROPOSED SITE IMPROVEMENTS

Wellesley, MA

Map 75, Lot 44  
342 Washington Street  
Town of Wellesley  
Norfolk County, Massachusetts

ARCHITECT:

**Gensler**

1 Beacon Street  
3rd Floor  
Boston, MA 02108

CIVIL ENGINEER:

**STONEFIELD**  
engineering & design

Rutherford, NJ • New York, NY • Boston, MA  
Princeton, NJ • Tampa, FL • Detroit, MI  
www.stonefieldeng.com

1 Beacon Street, 15 Floor, Boston, MA 02108  
Phone 617.203.2076

Rev	Date & Issue Description	By	Check
01	8/25/2021	CMG	DM
FOR DESIGN BOARD SUBMISSION			
02	10/04/2021	JT	DM
REVISED PER DESIGN BOARD COMMENTS			
03	10/22/2021	JR	JAM
REVISED PER PLANNING BOARD COMMENTS			
04	03/02/2022	LSS	JAM
FOR ZONING BOARD SUBMISSION			
05	05/10/2022	JB	JAM
FOR CLIENT REVIEW			

JAKE HODESTOW, P.E.  
1 AGGACHAQUET, LIC# 06163336  
LICENSED PROFESSIONAL ENGINEER

JB DM  
DRAWN BY CHECKED BY

**STONEFIELD**  
engineering & design, llc

SCALE: (H) 1" = 10'

PROJECT ID: BOS-200032

TITLE:  
**LIGHTING PLAN**

SHEET:  
**C-6**



TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

J. RANDOLPH BECKER, CHAIRMAN  
ROBERT W. LEVY, VICE CHAIRMAN  
DAVID G. SHEFFIELD

LENORE R. MAHONEY  
EXECUTIVE SECRETARY  
TELEPHONE  
(781) 431-1019 EXT. 2208

WALTER B. ADAMS  
DEREK B. REDGATE  
PETER COVO

August 3, 2023

Remote

7:30 pm

Zoning Board of Appeals Members Present: J. Randolph Becker  
Robert W. Levy  
Walter B. Adams

### BUSINESS MEETING

#### ZBA 2022-29 BANK OF AMERICA, 342 WASHINGTON STREET

Mr. Becker said that two of the four windows are shown on the view that is from inside the building but you can see them on at least one face of the building. Mr. Adams asked if the change is that the Bank had planned to reuse the windows and now plans to replace them.

Mr. Levy said that the words, "minor modification," are not necessarily used in the common sense of the word, "minor" that one might suspect in a project of this significance. He said that minor modifications are ones which the Board is not required to hold a public hearing. He said that the purpose is essentially to correct a clerical error. He said that the Board cannot grant different relief from that which was originally sought and the modification cannot change the result of the original decision.

Mr. Levy said that his biggest concern is that it was difficult to see what the changes are. Mr. Adams suggested that the Board ask the Applicant to review the proposed changes.

Mr. Becker said that the changes are in materials. He said that none of the three items would change how the Board feels about zoning issues. Mr. Levy said that the Board does not approve facades or materials. He said that it is unclear what the Board would be approving.

Mr. Levy asked about TPO on the canopy. Mr. Adams said that TPO appears to be roofing materials that will not be seen.

Mr. Becker said that according to the letter submitted, the Applicant discovered some issues with the chimney.

Julie Reker said that three components are being adjusted. She said that there are two small roof canopies where they will change the material on the top from metal to TPO, which is a rolled goods material. She said that the proposed change is to the canopy over the ATM at the back, which is a small area that sticks out approximately three to four feet. She said that there is an employee only side entrance where they will



add a small canopy. She said that canopy, when viewed from Washington Street, is on the right side about half way back. Mr. Adams said that the canopies are shown on Plan AR-03C. Mr. Levy confirmed that the structure will stay the same and that the only change is to the materials on top of the roof surface of the canopies. Ms. Reker said that the front edge will still be metal, so you will not see that there is a different material on the top.

Ms. Reker said that the Applicant reviewed the modifications with the Design Review Board and they were fine with them. She said that they were told that they had to come back before the Zoning Board with the changes.

Mr. Adams said that Plan AR-03C shows the original chimney. He said that the chimney appears to be cut down or absorbed into the addition that shares the same gable roof. Ms. Reker said that they thought that they could remove the complete chimney but found during construction that it is integral to the wall. She said that they will remove the portion of the chimney that is above the eave line. She said that they will make the chimney architecturally fit into the existing adjacent addition. She said that the plan is to use the same brick as the addition. Mr. Levy said that he could not see any difference on Plan AR-03D between the originally proposed and the newly proposed with chimney repair. Ms. Reker said that it is a really small chimney bump out. She said that it is shown on Plan AR-03E in the middle top image.

Ms. Reker said that the existing large composite windows suffered a lot of water and insect damage. She said that they will replace them with matching windows with the same detail and color. She said that the existing windows will not survive the construction process. Mr. Adams said that the new windows in the existing building will look like the old ones but will be made of slightly different materials. He said that the new addition behind the existing building facing Washington Street will have windows of a similar size but are more modern looking.

Mr. Levy said that the Board has to make two determinations. He said that the first determination is that the Board considers the changes a minor modification and the second is whether the Board approves the modification.

Mr. Adams moved, Mr. Levy seconded the motion, and the Board voted unanimously to make a determination that the proposed changes to the windows, canopy and chimney are a minor modification that does not require a public hearing and to approve the proposed changes.

Mr. Adams voted aye.

Mr. Levy voted aye.

Mr. Becker voted aye.



June 29, 2023

Town of Wellesley  
**Zoning Board of Appeals**  
525 Washington Street, Wellesley, MA 02482

Subject: Bank of America Wellesley  
**Construction Change Narrative Letter**  
Project Number: 005.3722.000  
File Code: 5CD

To whom it may concern:

Please find the change narrative for this revised submission:

1. **Replace four (4) large existing windows on south and north façade of the building** – these four existing windows are showing evidence of water leaking and insect damage. See Appendix 'A' for existing window conditions. Gensler proposing to replace the window with Kawneer curtain wall system. The curtain wall system can work with snap trim pieces that closely resemble the existing window trim. For further details, please refer to page AR-09 in the presentation deck.
2. **Change top of canopy from metal panel to TPO roofing membrane** – Considering our budget constraints, we propose replacing the metal panel on top of the canopies with TPO roofing membrane. Although the TPO membrane is of a lighter color, due to the angle and height of the canopies, pedestrians will not have a clear visual of the lighter TPO membrane. To get a better understanding, please refer to the rendering provided on page AR-03B and AR-03E in the presentation deck.
3. **Chimney repair** – Due to the challenges encountered during construction, it is not possible to completely remove the stone of the existing chimney walls. As shown in the images on Appendix 'B', there is a 4" stone wall ledge that protrudes from the existing wall surface. Additionally, the inside face of the chimney wall remains unfinished and can't serve as an exterior wall finish. To achieve a refined appearance for the chimney area, Gensler proposes extending the new brick veneer over the chimney area to provide new wall finishes. For a visual representation, please refer to the rendering on pages AR-03D and AR-03E, as well as the elevation on pages AR-05. Furthermore, detailed information can be found on page AR-11 in the presentation deck.

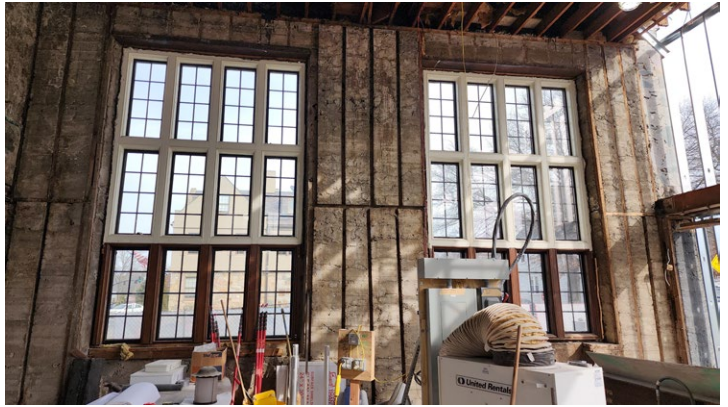
Sincerely,

Annie Hong  
Gensler

# APPENDIX A



EXISTING WINDOWS ON SOUTH FACADE



EXISTING WINDOWS ON NORTH FACADE



ROTTED EXISTING WINDOW FRAME



ROTTED EXISTING WINDOW FRAME



ROTTED EXISTING WINDOW FRAME



## APPENDIX B



EXISTING CHIMNEY



EXISTING CHIMNEY AFTER DEMO



EXISTING CHIMNEY



EXISTING CHIMNEY AFTER DEMO





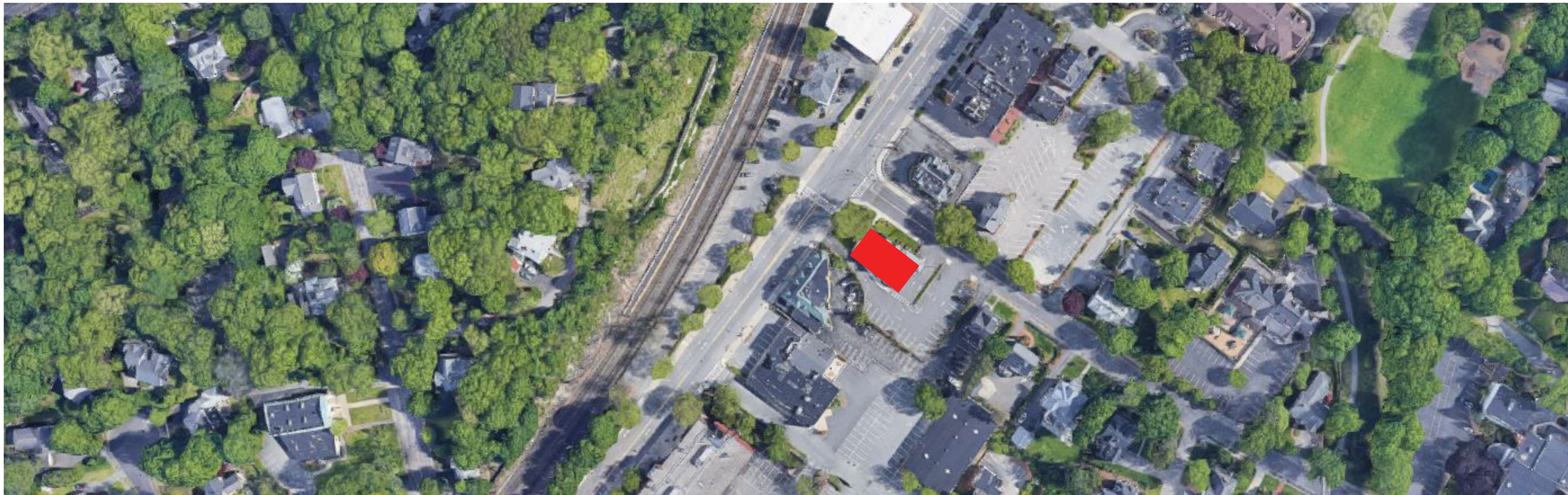
**APPLICANT / OWNER**  
BANK OF AMERICA, NATIONAL ASSOCIATION  
13850 BALLANTYNE CORPORATION PLACE  
NC2-150-03-06  
CHARLOTTE, NORTH CAROLINA 28277  
PHONE NUMBER 888-375-3382

ARCHITECTURAL DESCRIPTION

THIS PROJECT HAS TWO COMPONENTS. FIRST IS ADDING A SINGLE STORY GLASS VESTIBULE AT THE FRONT ENTRANCE. SECOND IS A BUILDING EXPANSION AND ADDITION AT THE REAR OF THE BUILDING. THE BUILDING ADDITION ENCOMPASSES THE FOOTPRINT OF THE EXISTING DRIVE-THRU CANOPY AREA. THE EXPANSION ADDS A FULL SECOND STORY TO THE REAR MATCHING THE SHAPE OF EXISTING BUILDING'S TWO STORY FAÇADE. THE EXISTING DRIVE UP ATM IS RELOCATED. ASSOCIATED SITE IMPROVEMENTS TO SUPPORT THIS WORK ARE INCLUDED.

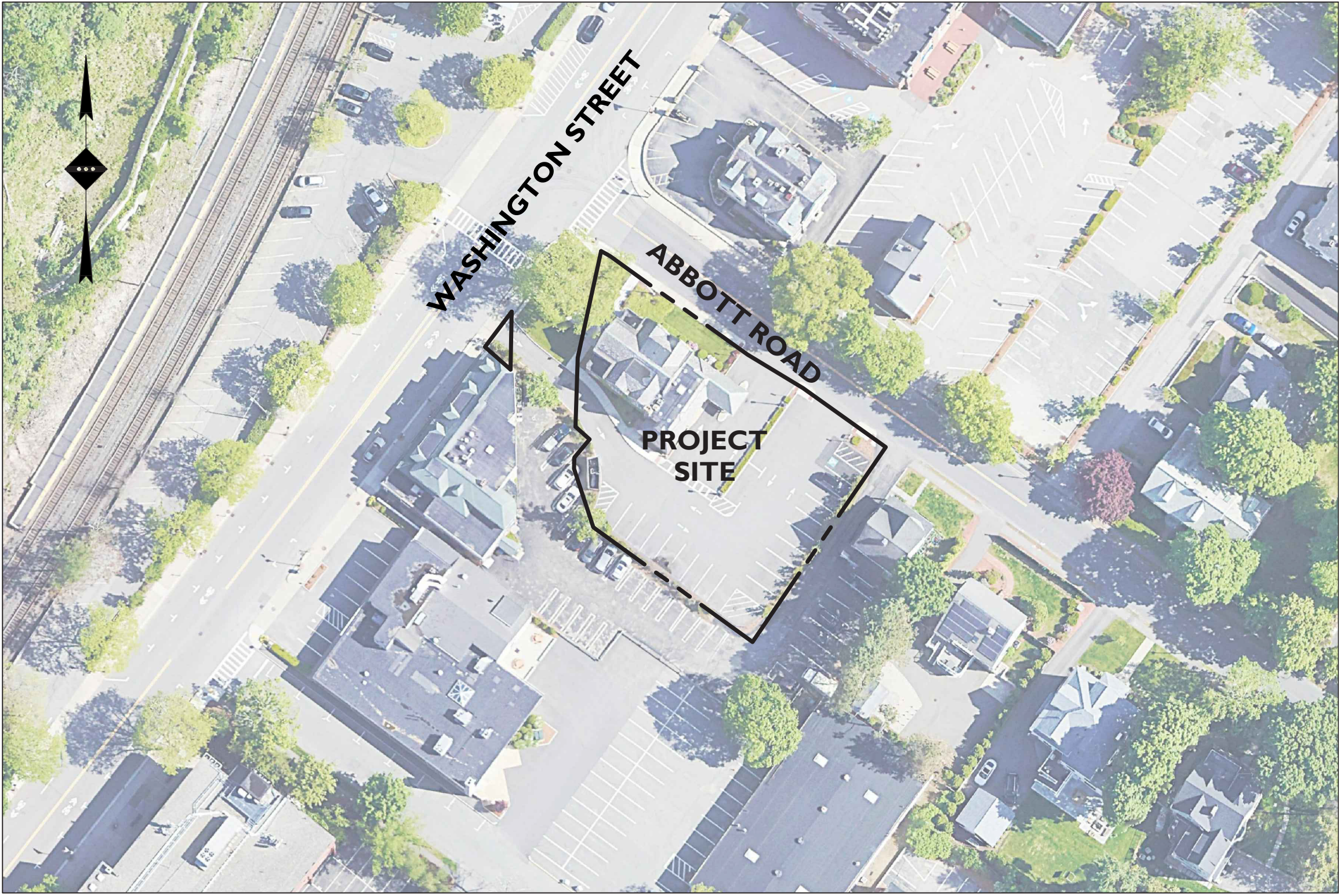
CIVIL DESCRIPTION

SITE IMPROVEMENTS CONSIST OF A LANDSCAPED ISLAND BOUNDED BY A RELOCATED DRIVE THRU LANE TO ACCESS A RELOCATED ATM KIOSK ON ONE SIDE AND 90 DEGREE PARKING ON THE OTHER SIDE. ADA ACCESS FROM THE PARKING LOT TO THE PROPOSED VESTIBULE IS PROVIDED BY PROPOSING THE USE OF RAMPS, LANDINGS, DETECTABLE WARNING SURFACES, AND HANDRAILS WHERE APPROPRIATE. THE PROPOSED GRADING MAINTAINS THE EXISTING DRAINAGE PATTERNS, WITH ADDITIONAL GREEN SPACE ON SITE. WALL MOUNTED AND CANOPY LIGHTING ARE PROVIDED TO MEET BANK OF AMERICA NATIONAL SECURITY LIGHTING STANDARDS.



SHEET INDEX DRAWING TITLE	SHEET #
COVER SHEET	00
SITE MAPS	C-1
IMAGES - CONTEXT	AR-01
IMAGES - EXISTING CONDITIONS	AR-02
EXISTING CONDITIONS PLAN	C-2
RENDERINGS	AR-03
ELEVATIONS - NORTH	AR-04
ELEVATIONS - SOUTH	AR-05
ELEVATIONS - EAST	AR-06
ELEVATIONS - WEST	AR-07
AXONS / MATERIALS	AR-08
EXISTING WINDOW REPLACEMENT	AR-09
CANOPY SECTION	AR-10
EXISTING CHIMNEY REPAIR	AR-11

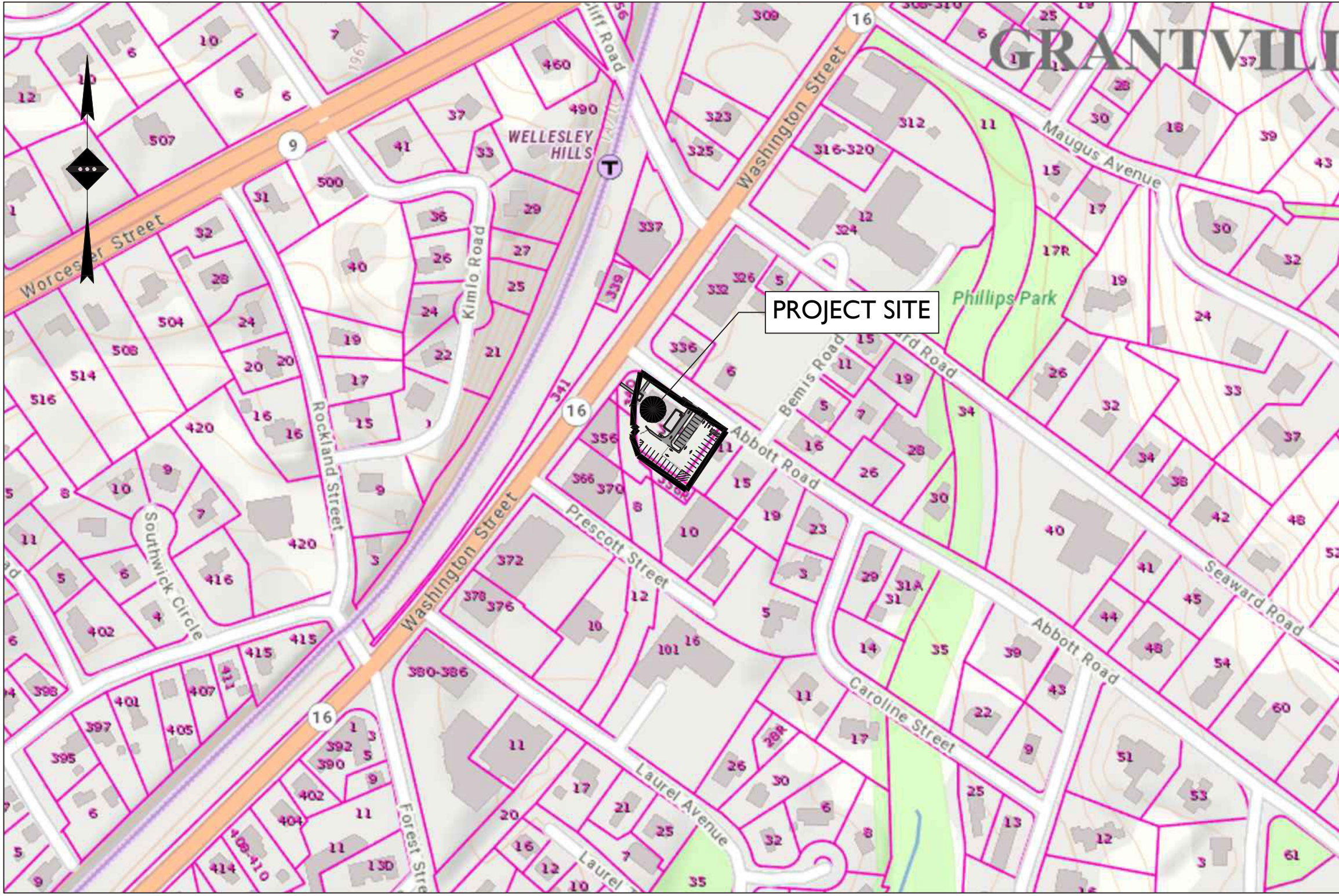




SOURCE: GOOGLE EARTH PRO, RETRIEVED ON 08/19/2021

**AERIAL MAP**

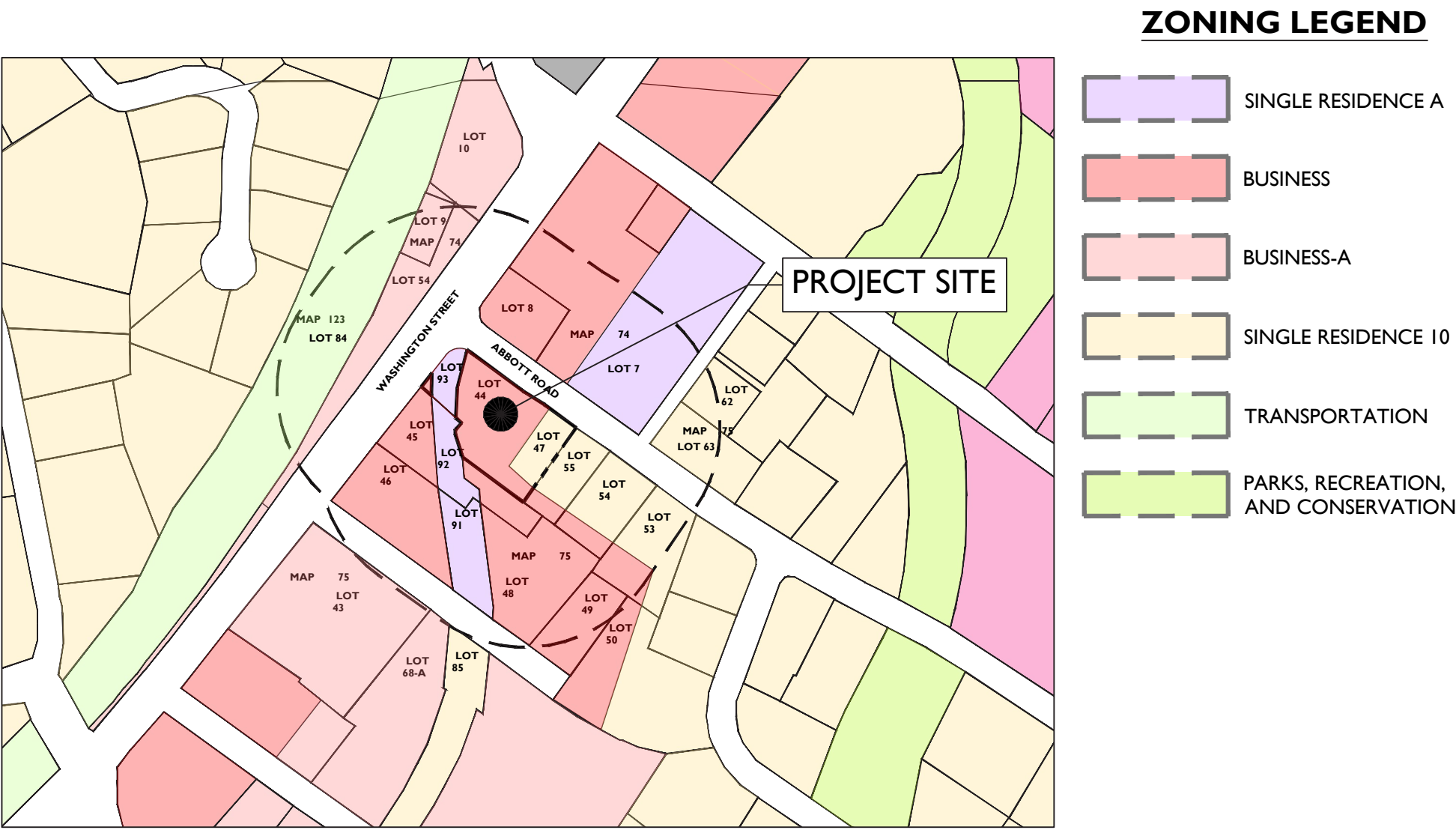
SCALE: 1" = 60'



SOURCE: MASSACHUSETTS INTERACTIVE PROPERTY MAP, RETRIEVED ON 08/19/2021.

**LOCUS MAP**

SCALE: 1" = 200'



SOURCE: WELLESLEY PROPERTY VIEWER DATED JULY 1ST, 2019

**TAX & ZONING MAP**

SCALE: 1" = 200'

**ZONING LEGEND**

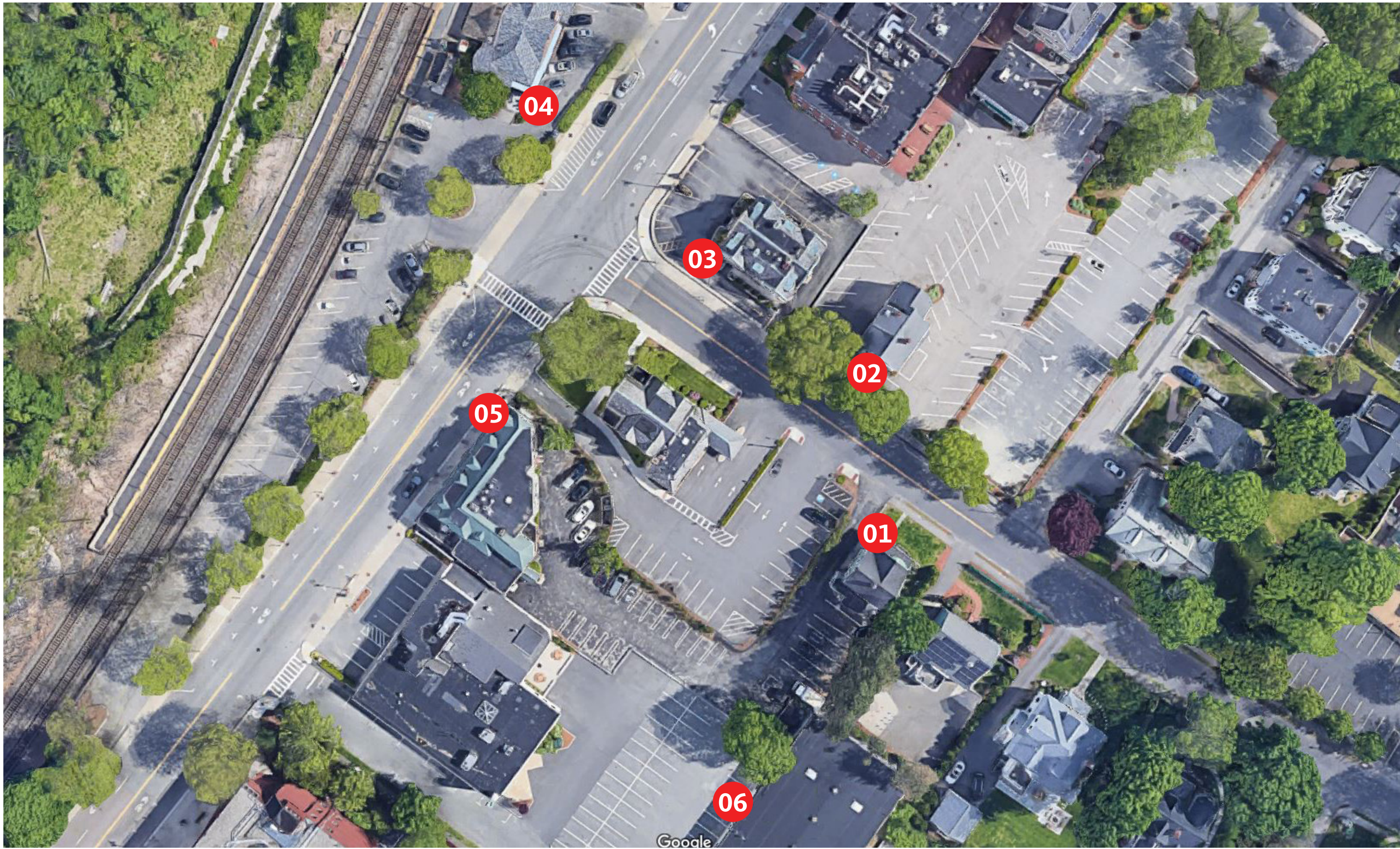
- SINGLE RESIDENCE A
- BUSINESS
- BUSINESS-A
- SINGLE RESIDENCE 10
- TRANSPORTATION
- PARKS, RECREATION, AND CONSERVATION

**PLAN REFERENCE MATERIALS:**

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
  - EXISTING CONDITIONS PLAN SURVEY PREPARED BY WSP USA INC. AND DATED 07/20/2021
  - ARCHITECTURAL PLANS PREPARED BY GENSLER AND DATED 10/01/2021
  - GEOTECHNICAL REPORT PREPARED BY WHITESTONE ASSOCIATED, INC. DATED 07/21/2021
  - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO, RETRIEVED ON 08/19/2021
  - LOCUS MAP OBTAINED FROM MASSACHUSETTS INTERACTIVE PROPERTY MAP, RETRIEVED ON 08/19/2021
  - TAX AND ZONING MAP OBTAINED FROM WELLESLEY PROPERTY VIEWER
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

**SITE MAPS**





IMAGES - CONTEXT





IMAGES - EXISTING CONDITIONS









EXISTING



PREVIOUSLY APPROVED - NO CHANGES





EXISTING



ORIGINALLY PROPOSED



NEWLY PROPOSED WITH TPO ON CANOPY





EXISTING



PREVIOUSLY APPROVED - NO CHANGES





EXISTING

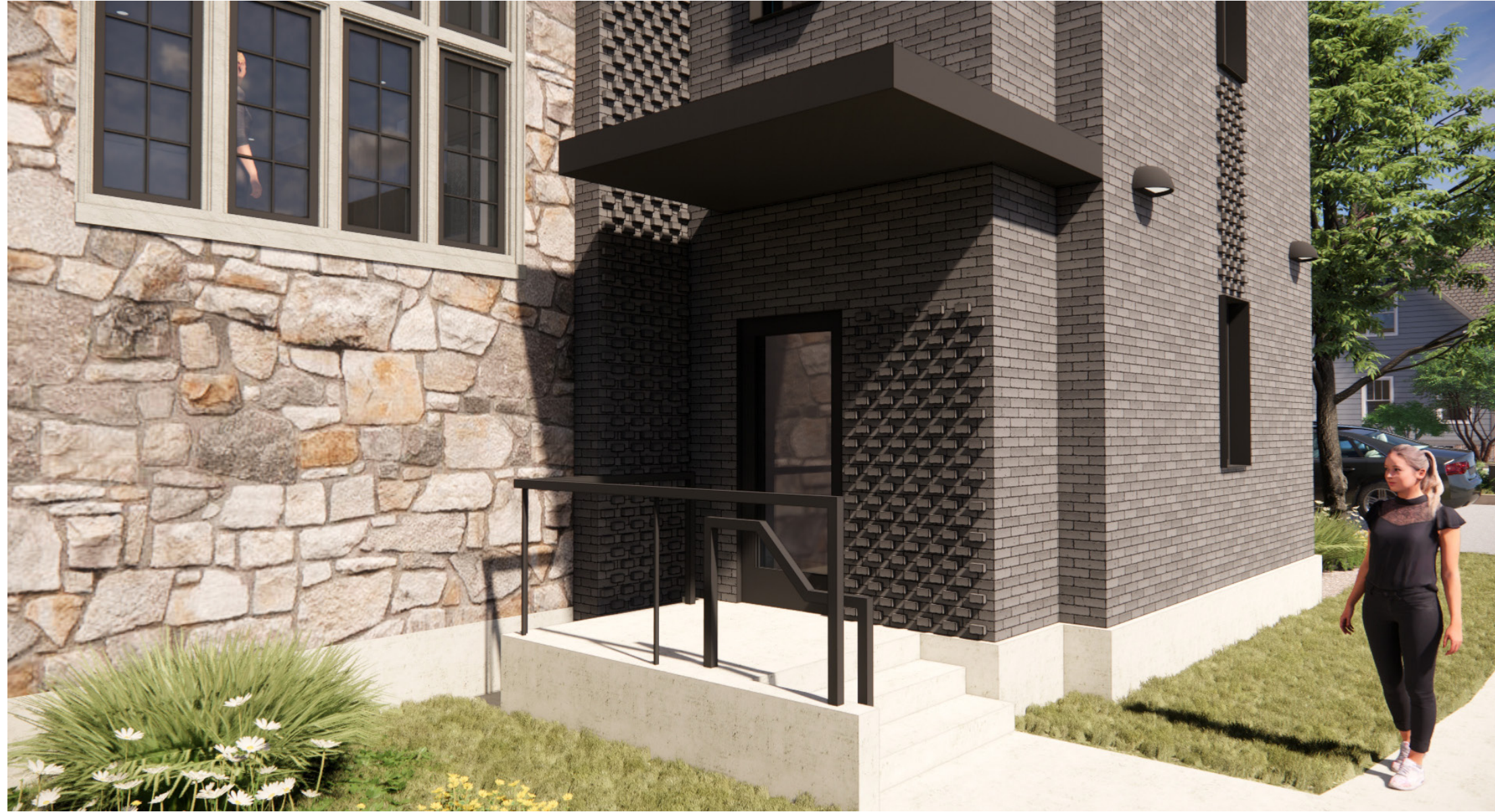


ORIGINALLY PROPOSED



NEWLY PROPOSED WITH CHIMNEY REPAIR





NEWLY PROPOSED WITH CHIMNEY REPAIR



NEWLY PROPOSED WITH TPO ON CANOPY









## SOUTH ELEVATION: EXISTING

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



## SOUTH ELEVATION: MATERIALS

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



**EAST ELEVATION: EXISTING**

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



**EAST ELEVATION: PREVIOUSLY APPROVED - NO CHANGES**

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



**WEST ELEVATION: EXISTING**

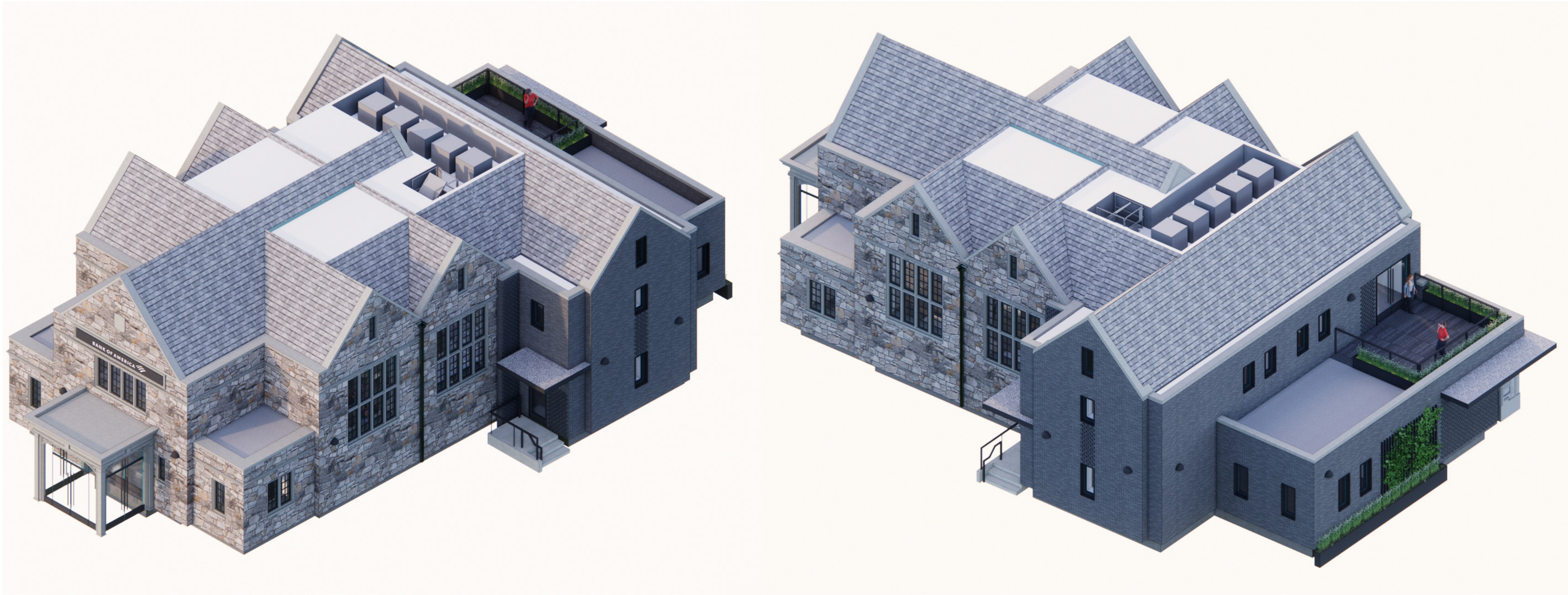
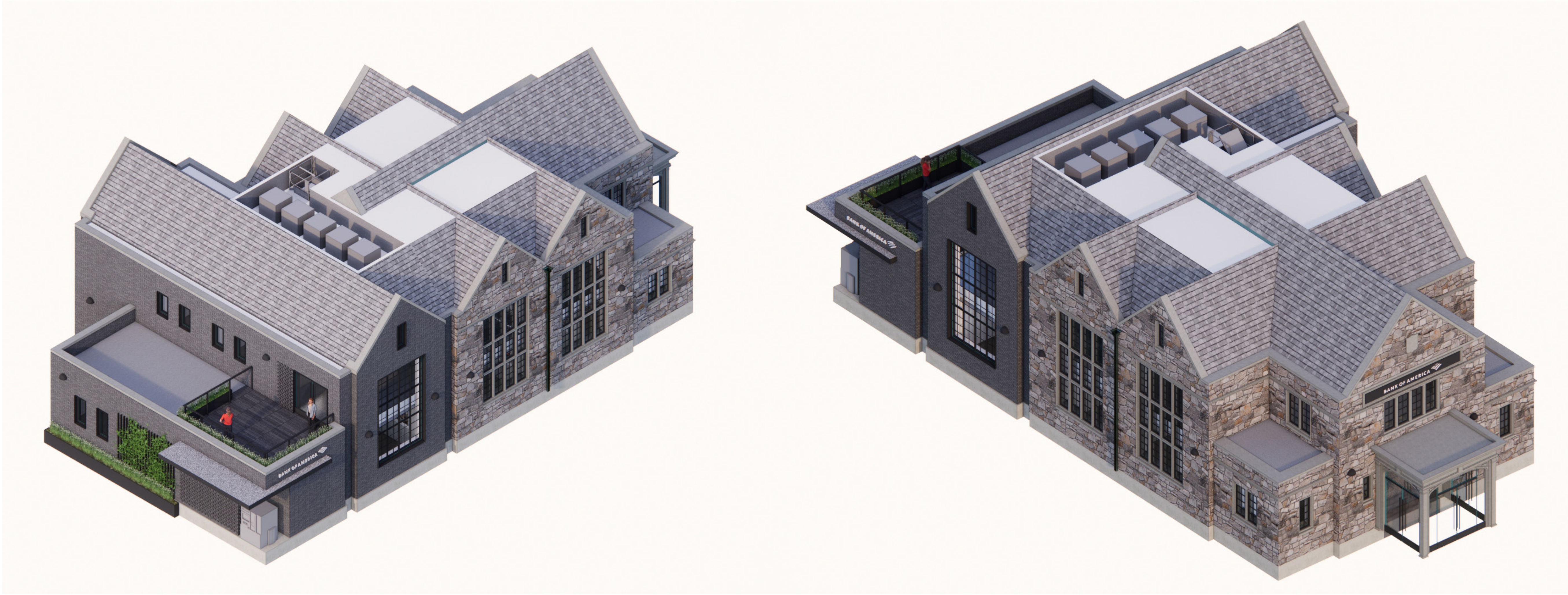
SCALE: 1/4" = 1' - 0"



**WEST ELEVATION: PREVIOUSLY APPROVED - NO CHANGES**

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

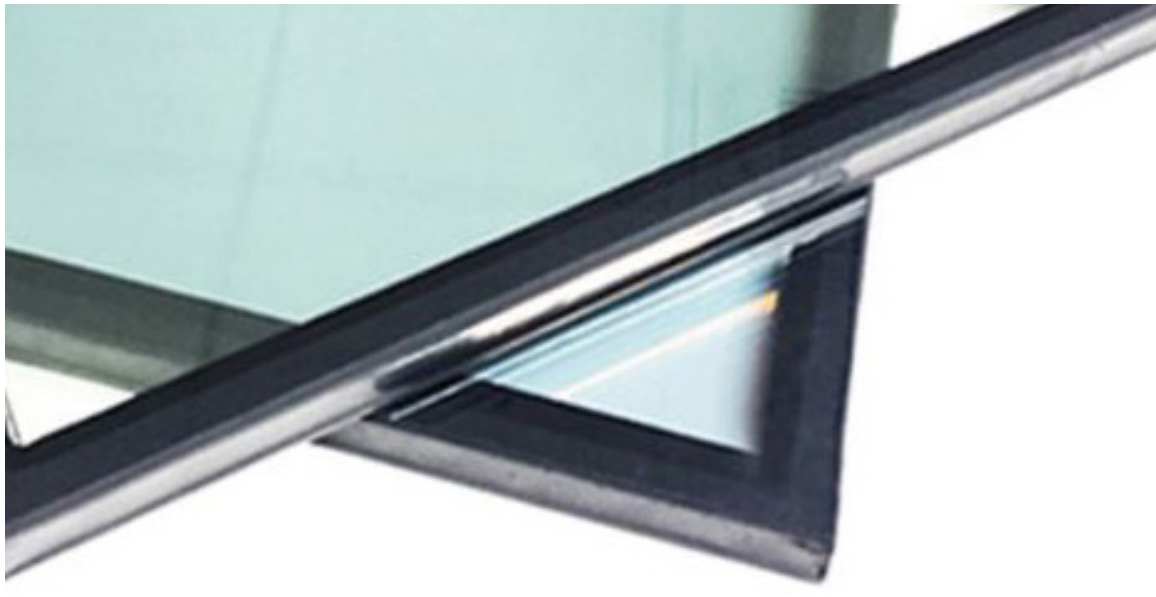




**M1**  
GALV. METAL  
PAINTED MIDNIGHT DREAM FROM BENJAMIN MOORE



**R1**  
SLATE STONE  
TO MATCH EXISTING



**G1**  
LOW E-INSULATING  
GLASS



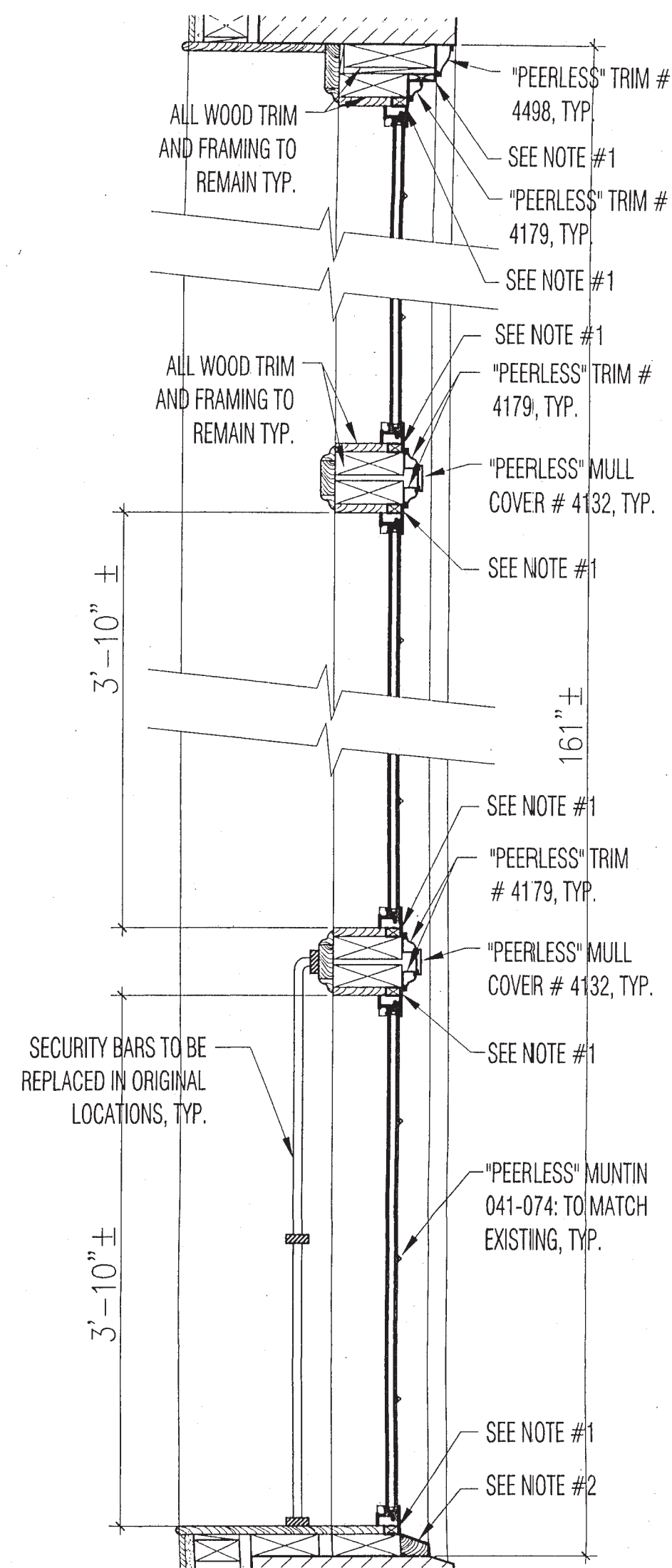
**C1**  
ARCHITECTURAL PRECAST CONCRETE



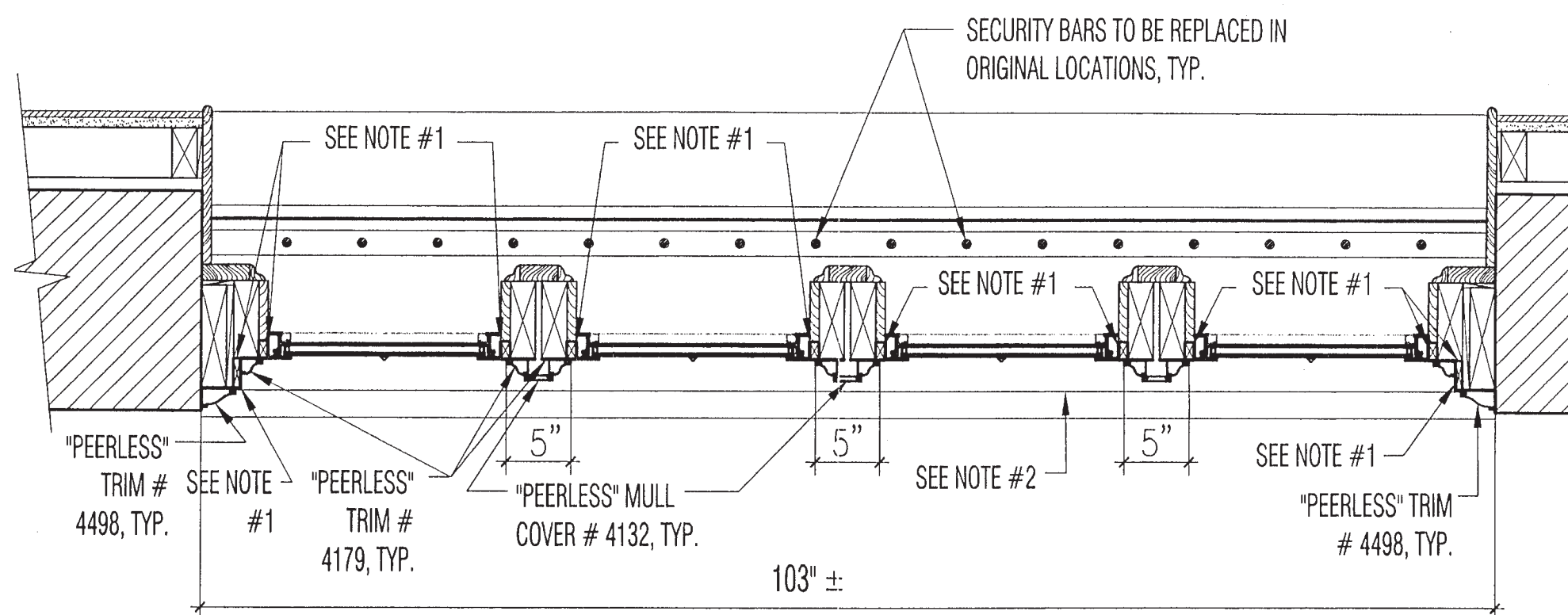
**S1**  
BRICK CLADDING

AXONS / MATERIALS

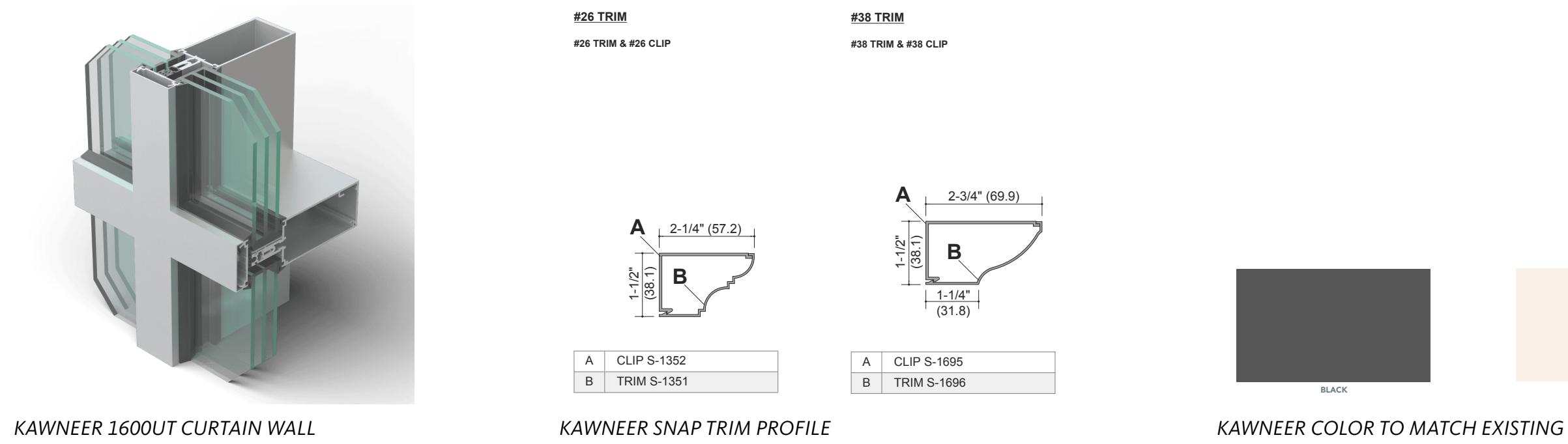




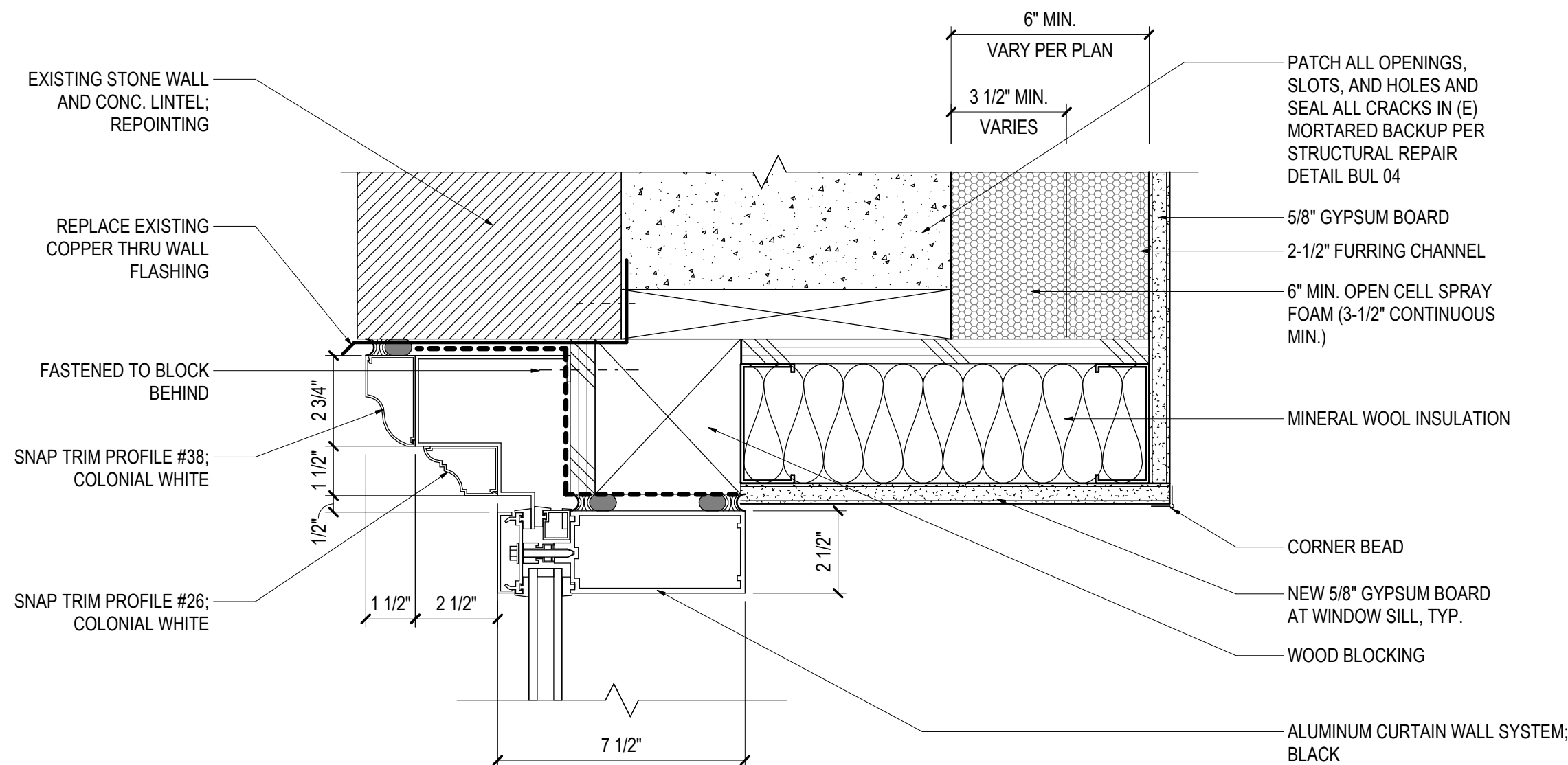
**16 HEAD/SILL**  
SCALE: 1" = 1'-0"



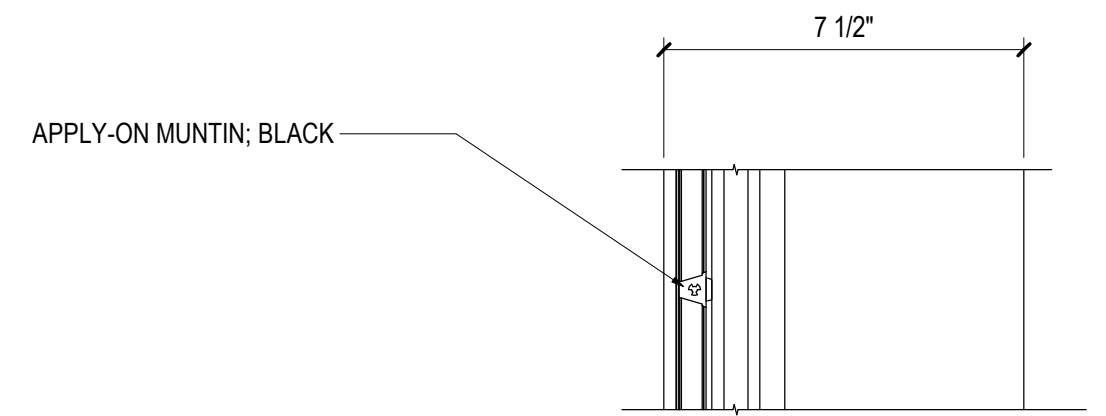
**18 SILL DETAIL**  
SCALE: 1" = 1'-0"



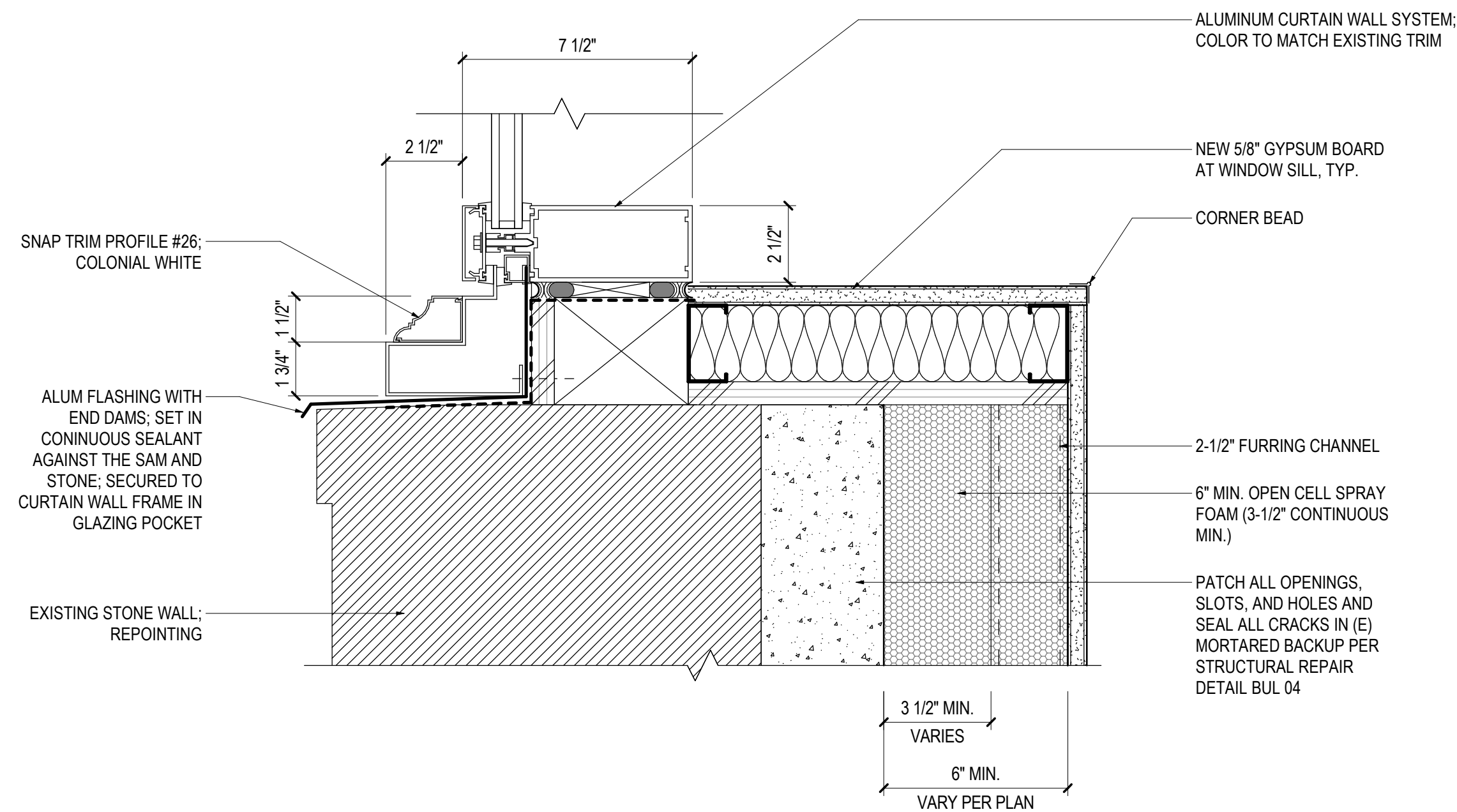
## PROPOSED WINDOW SYSTEM AND COLOR



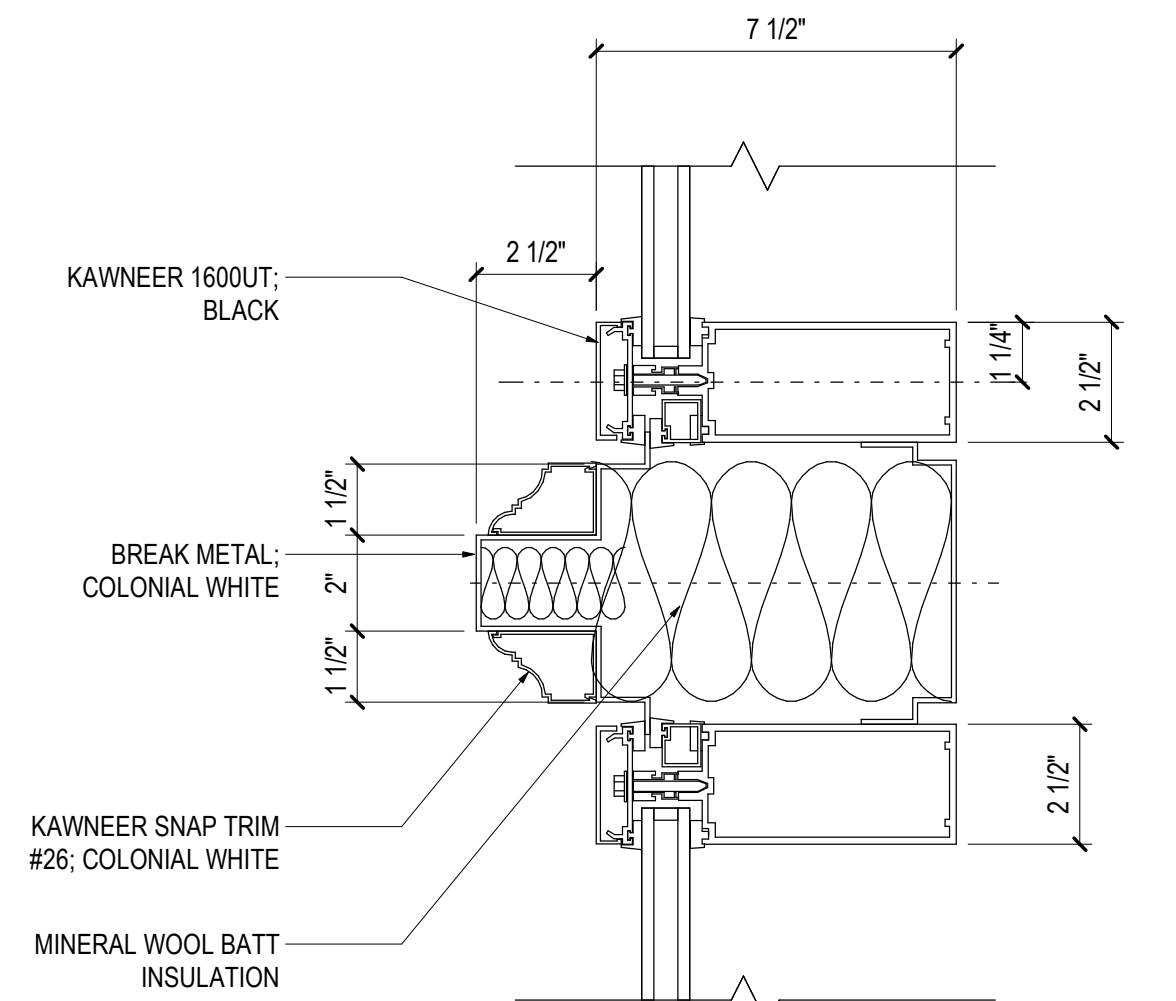
**12 SECTION - (E) WINDOW HEADER (JAMB SIM.)**  
SCALE: 3" = 1'-0"



**10 SECTION - WINDOW MUNTIN**  
SCALE: 3" = 1'-0"



**11 SECTION - (E) WINDOW SILL**  
SCALE: 3" = 1'-0"

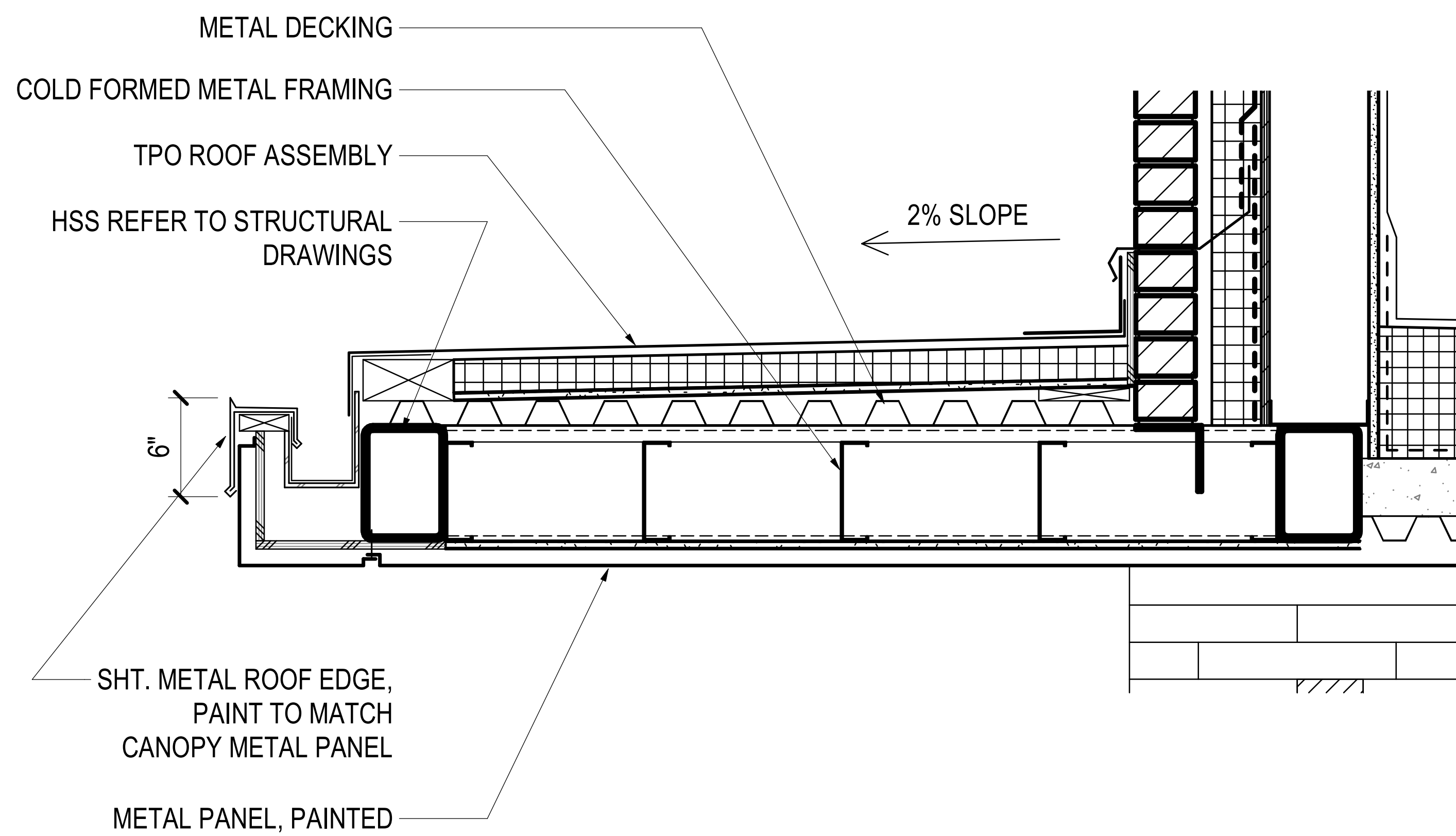


**09 SECTION - (E) WINDOW MULLION**  
SCALE: 3" = 1'-0"

## EXISTING WINDOW DETAILS

## PROPOSED WINDOW REPLACEMENT DETAILS

## EXISTING WINDOW REPLACEMENT



## 07 SECTION - CANOPY

SCALE: 1" = 1'-0"



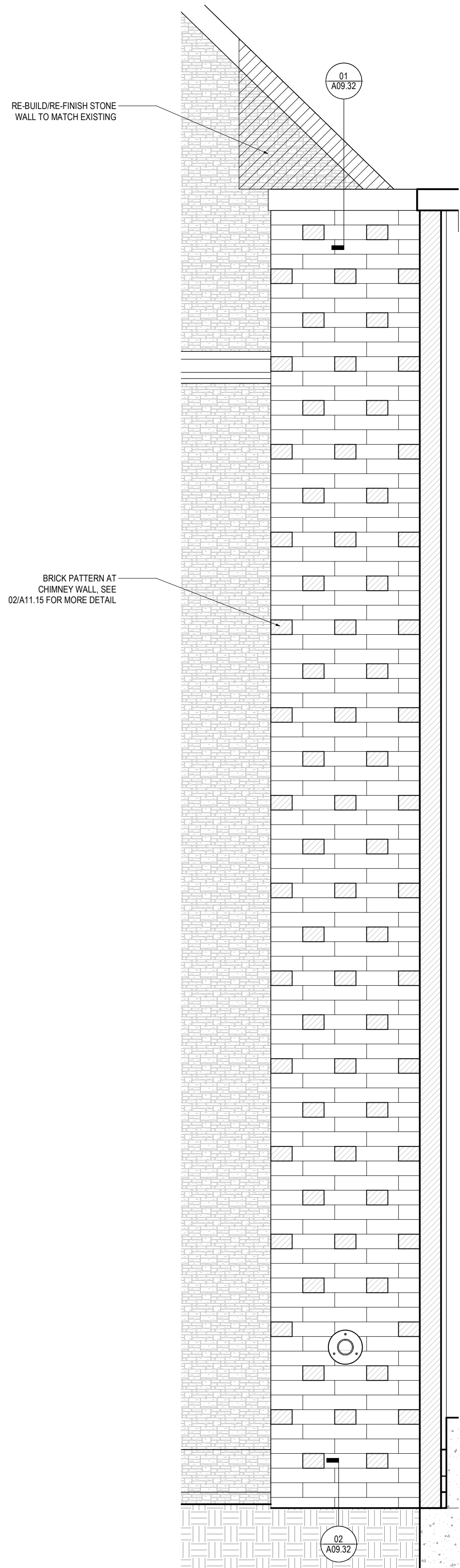
**M1**  
GALV. METAL  
PAINTED MIDNIGHT DREAM FROM BENJAMIN MOORE



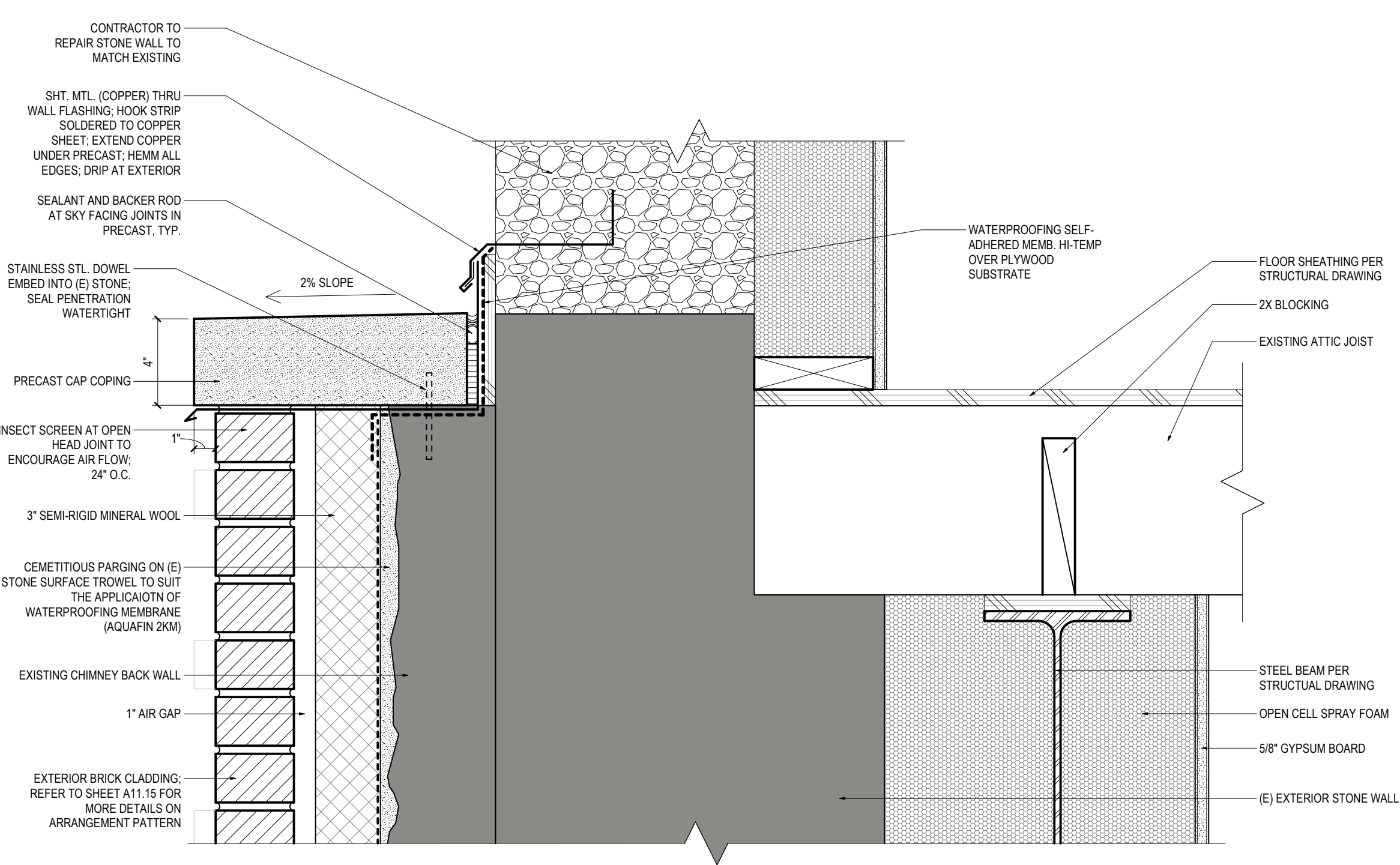
**R2**  
CARLISLE SURE-WELD TPO - GRAY

### CANOPY SECTION - TPO ROOFING

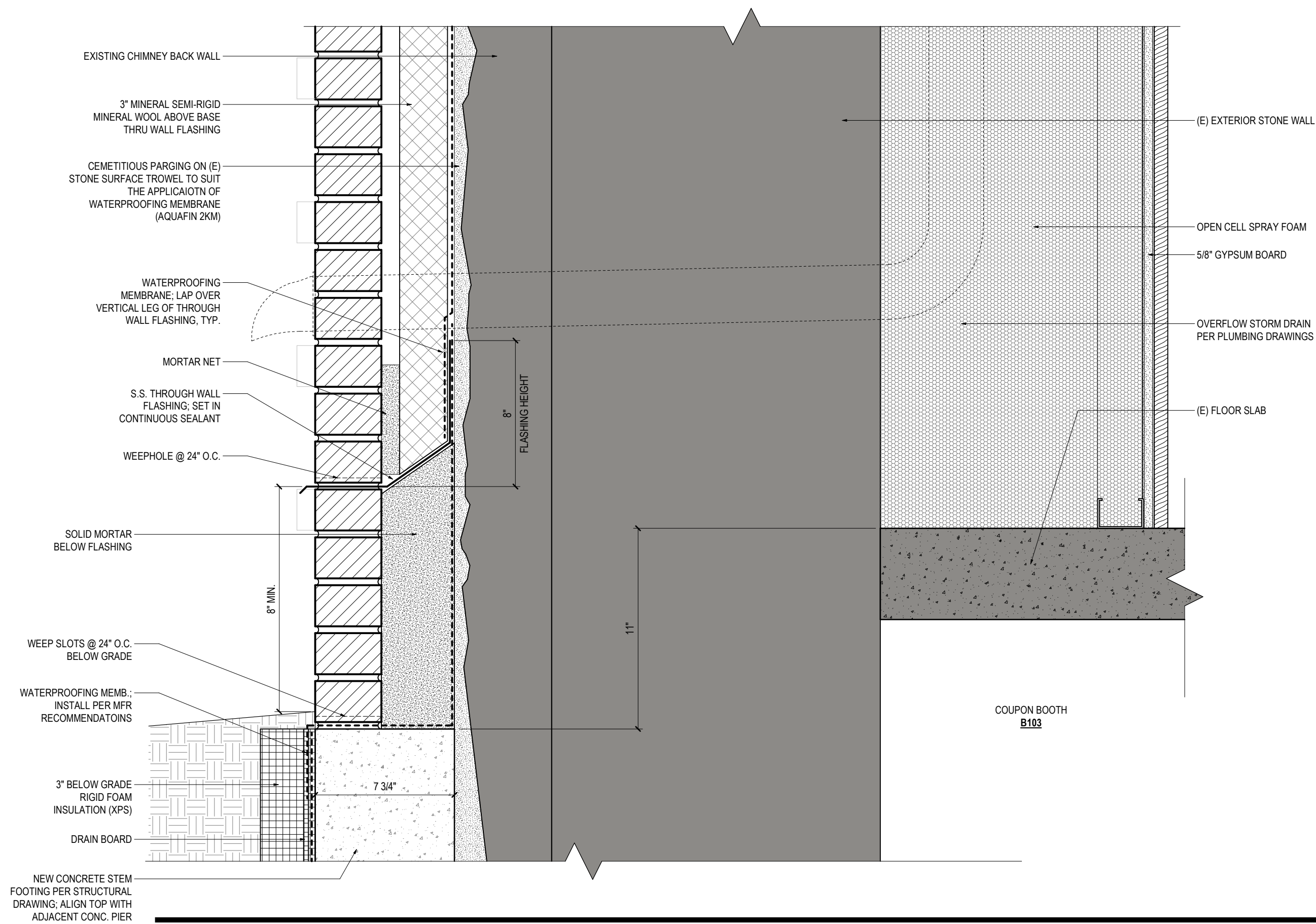




03 ELEVATION - CHIMNEY  
SCALE: 1" = 1'-0"



01 SECTION - (E) CHIMNEY CAP  
SCALE: 3" = 1'-0"



02 SECTION - (E) CHIMNEY CAP  
SCALE: 3" = 1'-0"



S1  
BRICK CLADDING

EXISTING CHIMNEY REPAIR