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2022 JUL 11 AM 11:59

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

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MARGINAL REFERENCE

ZBA 2022-31
Petition of Bank of America, NA
342 Washington Street

BOOK 4087 PAGE 30

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 21, 2022, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Bank of America, NA requesting a Special Permit pursuant to the provisions of Section 11 and Section 25 of the Zoning Bylaw to allow a portion of the premises at 342 Washington Street, in a Business District to be used for a one lane drive-through ATM facility where business is transacted from the vehicles of customers or patrons, which is a use not allowed by right in a Business District.

On March 23, 2022, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Present at the public hearing were Jake Modestow, P.E., Stonefield Engineering Design and Julie Reker, Architect, Gensler, representing Bank of America, NA, the Petitioner.

Mr. Modestow said that Bank of America would like to expand the footprint of the building with a vestibule at the front and infill a 600 square foot addition into approximately 16.5 feet of the two existing drive-through lanes that service an ATM and a non-operational teller window at the rear of the building.

Mr. Modestow discussed security lighting at the proposed ATM. He said that for security reasons, the lights will not be motion sensored. Ms. Reker said that the drive up ATM at the rear is available 24/7.

The Chairman said that the special use standards in Section 25 of the Zoning Bylaw did not change from the existing conditions. He said that the driveway shifted a bit in one location, there are still two entrances, one from Washington Street and one from Abbott Road, and there are still two exits, both on Abbott Road. He said that the new drive-through has the required widths for traffic and separation from pedestrians and bollards in the right places.

There was no member of the public who wished to speak to the petition.

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Statement of Facts 2022 JUL 11 11:47:00

The subject property is located at 342 Washington Street, in a Business District, where business transacted from the vehicles of customers or patrons is a use not allowed by right.

The Applicant is requesting a special use permit under the provisions of Section 11 § (A)(13(i) and Section 25 of the Zoning Bylaw to allow a portion of the premises at 342 Washington Street to be used as a one-lane 24-hour drive through window where business is transacted from the vehicles of customers or patrons, which is a use not allowed by right in a Business District.

An Existing Conditions Plan, Site & Landscaping Plan, Grading Plan, Lighting Plan, dated 03/02/2022, revised 05/10/2022, stamped by Jake Modestow, P.E., Exterior View, Elevation Drawings, Floor Plans & Axonometric Views, dated 03/01/2022, stamped by Kenneth I. Fisher, Registered Architect.

On October 27, 2021, the Design Review Board reviewed the petition and submitted recommendations.

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

Decision

This Authority has made a careful study of the materials submitted and the information presented at the public hearings. A special use permit is required pursuant to Section 13 of the Zoning Bylaw, as the requested use of the premises for a 24-hour drive-through facility is not a use allowed by right in a Business District.

It is the opinion of this Authority that use of the Bank of America's one-lane drive-through facility is in harmony with the general intent and purpose of the Zoning Bylaw and will meet the Special Use Permit Standard, in accordance with Section 25 of the Zoning Bylaw.

Therefore, the issuance of the Special Use Permit is granted, as voted unanimously by this Authority at the Public Hearing, to allow the use of its premises as a one-lane drive-through ATM, where business is transacted from the vehicles of customers or patrons, subject to the following conditions:

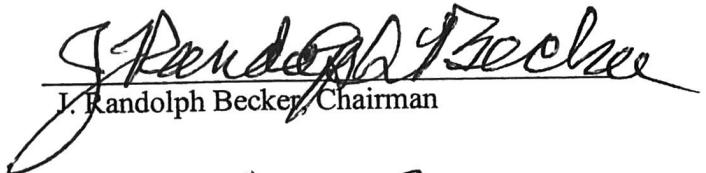
1. This Special Use Permit shall expire three years from the date time stamped on this decision.
2. The traffic control arrows painted on the pavement at the Abbott Road entrance shall be maintained such that it is clear to vehicular traffic that no entrance is allowed from Abbott Road to the Site.

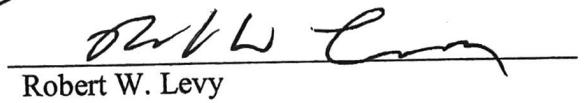
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2022 JUL 11 12:00

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 2022-31
Applicant Bank of America, NA
Address 342 Washington Street

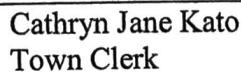
NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

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


Cathryn Jane Kato

Attest:


Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm

