

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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DAVID G. SHEFFIELD

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ZBA 2022-59
Petition of Needham Bank
458 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 1, 2022, at 7:00 p.m. in the Great Hall, 525 Washington Street, Wellesley, on the petition of Needham Bank requesting renewal of a Special Permit pursuant to the provisions of Section 2.10 and Section 6.3 of the Zoning Bylaw to continue to allow a portion of the premises at 458 Washington Street to be used for a 24 hour drive-through 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 July 27, 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 was Scott Drugotch, Facilities Director, Needham Bank. He said that the request is to renew a special permit for a drive up facility.

There was no one present at the Public Hearing who wished to speak to the petition.

Statement of Facts

The subject property is located at 458 Washington Street, at the corner of State Street, in a Business District. The petitioner is requesting renewal of a Special Permit to continue to allow the use of a 24-hour drive-through facility, located in front of an existing teller window, on the southwest wall of the premises.

The drive-through facility is intended primarily for use before and after banking hours and on weekends. An average of one vehicle every seven minutes, using the teller window or the drive-through facility, provides sufficient time and space so that backup does not occur. The island containing the kiosk is used only in emergencies.

On August 31, 2022, the Planning Board reviewed the petition and recommended that renewal of the special permit be granted.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. A Special Permit is required pursuant to Section 2.10 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 the traffic circulation pattern has not created a dangerous situation in regard to entering or exiting the lot. There is clear passage for vehicles along the southwest side of the premises. However, it is the opinion that one-way arrows painted on the pavement indicating a one-way traffic pattern for vehicles entering from Washington Street and exiting onto State Street should be maintained in a visible condition; and that a "One Way Only" sign should be maintained on the southwest wall of the building.

Therefore, a Special Permit is granted to Needham Bank, as voted unanimously by this Authority, for use of its 24-hour drive-through facility, subject to the following conditions:

1. Arrows indicating a one-way traffic flow from Washington Street to State Street shall be maintained in a clearly visible condition. Said arrows shall be re-painted annually.
2. A sign stating "One Way Only" shall be maintained on the southwest wall of the building.
3. This Special Permit shall expire three years from the date time-stamped on this decision.

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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
J. Randolph Becker, Chairman

Walter B. Adams
Walter B. Adams

Richard L. Seegel
Richard L. Seegel

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Applicant Needham Bank
Address 458 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:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm

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On August 31, 2022, the Planning Board reviewed the petition and recommended that renewal of the special permit be granted.