

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ZBA 2022-68

Petition of Christina Jameson and Charles Vecchi,
Trustees of Bernardi Family Trust
464 Washington Street (Mathnasium)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 3, 2022, at 7:30 p.m. in the Great Hall, 525 Washington Street, Wellesley, on the petition of Christina Jameson & Charles Vecchi, Trustees Of Bernardi Family Trust requesting a Special Permit pursuant to the provisions of Section 5.18 and Section 6.3 of the Zoning Bylaw for installation of a wall sign with lettering height that will exceed the maximum allowed by right in a commercial district fronting streets other than Worcester Street, at 464 Washington Street (Mathnasium), in a Business and a 10,000 square foot Single Residence District.

On September 29, 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 Myrtha Chang, business owner of Mathnasium. She said that the business has been in Wellesley for almost 10 years. She said that they moved to 464 Washington Street and wanted to take their signage to the new location. She said that the request is for a special permit for one of the letters in the logo that is more than 14 inches high. She said that all of the other letters are 10 inches high. She said that the Design Review Board (DRB) approved the design. The Chairman said that the request for a special permit arises because of the different requirements for a business that is located on Worcester Street and a business that is not located on Worcester Street.

Ms. Chang said that the business operates after school from 3 pm to 6:30 pm. A Board member discussed inserting a condition that requires that sign lighting be turned off by 9 pm.

A Board member asked if any other sizing options were considered. Ms. Chang said that it is an existing sign. She said that there are budget issues because the business was closed for a year during Covid.

A Board member discussed inserting a condition that replacement or modification of the sign that is not compliant will have to come back to the Board.

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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 464 Washington Street, in a Business District and a 10,000 square foot Single Residence District.

The Petitioner is requesting a Special Permit pursuant to the provisions of Section 5.18 and Section 6.3 of the Zoning Bylaw for installation of a wall sign with lettering height that will exceed the maximum allowed by right.

Letter of Authorization, dated 3/30/22, signed by James Freeman, Manager, Bernardi Family Trust, Sign Information, Drawings of Proposed Sign, Sign Design and Material, Location Plan, Surrounding Properties, and Justification for Special Permit were submitted.

On August 23, 2022, the Design Review Board reviewed the signs and voted unanimously to recommend approval of the wall sign.

On November 1, 2022, the Planning Board reviewed the petition and recommended that a special permit be approved.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

It is the opinion of this Authority that installation of a wall sign with 10 inch letters and an A+ Logo of 22 inches where 14 inch letter height is allowed by right in a commercial district fronting streets other than Worcester Street, will be in harmony with the general purpose and intent of Section 5.18 of the Zoning Bylaw, as the sign scale will be in reasonable relation to development scale, viewer distance and travel speed, and sign sizes on nearby structures; sign size, shape, and placement will serve to define or enhance architectural elements of the building and will not unreasonably interrupt, obscure or hide them; sign design will be in reasonable continuity with the mounting location, height, proportions and materials of other signage on the same or adjacent structures; sign materials, colors, lettering style, illumination and form are reasonably compatible with building design, neighborhood context and use; and sign size, location design and illumination are not judged to present a safety hazard to vehicular or pedestrian traffic.

Therefore, a Special Permit is granted for installation of a wall sign with 10 inch letters and an A+ Logo of 22 inches, subject to the following conditions:

1. Sign lighting shall be shut off by 9 pm.
2. If the sign is replaced with a sign that is not compliant, the matter will come back to the Board.

The Inspector of Buildings is hereby authorized to issue a permit for the sign upon receipt and approval of a sign application and any other materials he may require. No sign shall be installed until said permit has been issued.

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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


Walter B. Adams


Richard L. Seegel

ZBA 2022-68
Applicant Christina Jameson and Charles Vecchi, Trustees of Bernardi Family Trust
Address 464 Washington Street (Mathnasium)

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:

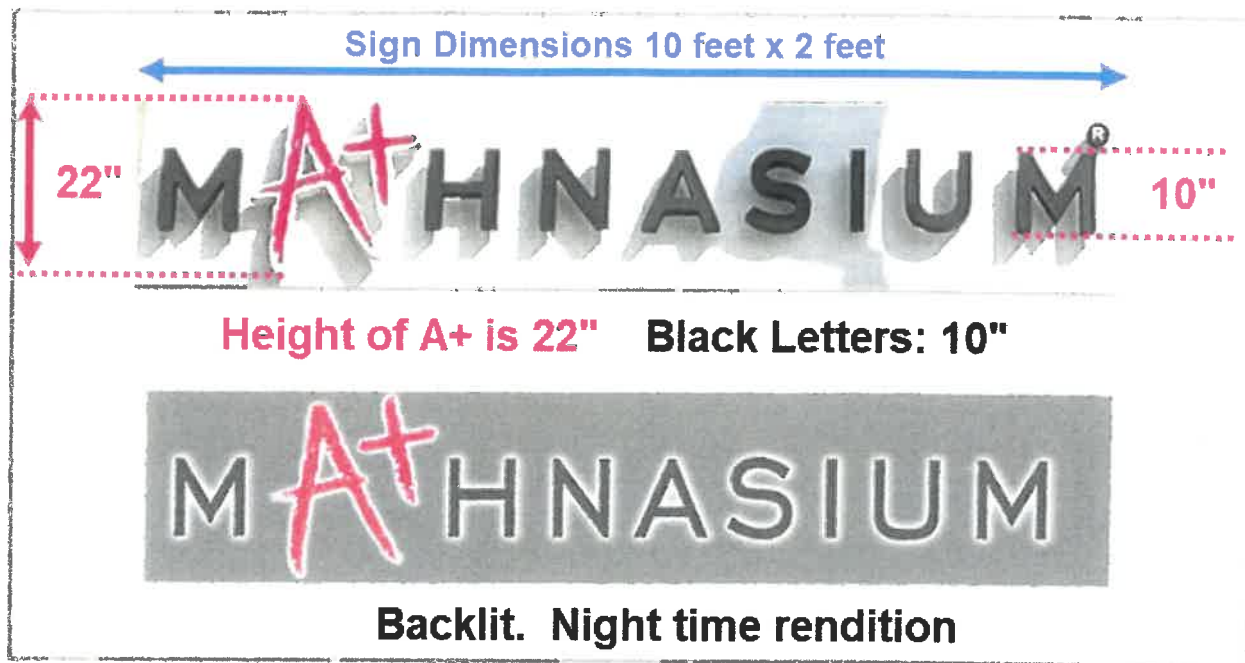
Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm

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SIGNAGE DESIGN AND MATERIAL



Exterior Material

Sign Installation View Side

