

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

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2024 JAN 18 PM 12:08
TOWN CLERK'S OFFICE
WELLESLEY, MA 02482

ZBA 2024-03

Petition of Bank of America
342 Washington Street

Petition of Bank of America requesting a Special Permit pursuant to the provisions of Section 5.18 and Section 6.3 for installation of two halo lit wall signs that will exceed the number of wall signs allowed by right at 342 Washington Street, in a Business District.

On December 4, 2023, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

A Board member disclosed that he does his banking at the Bank of America at this particular location but believed that he could provide a fair and unbiased opinion on this matter. There were no objections to the Board member's participation in the hearing.

Present at the public hearing was Anna Haluch, Pro Sign Service, representing Bank of America. She said that the request is for a special permit for installation of two wall signs at the bank at 342 Washington Street. She said that the main sign will face Washington Street and is allowed under the bylaw. She said that the second sign will face Abbott Road and will be seen by customers who pull into the main parking lot. She said that the sign on Washington Street is not visible from Abbott Road.

Ms. Haluch said that both of the signs will have the new logo with halo lit upper case white channel letters on a diffuser film background. She said that both sign backers will match the stone and will sit in the sign band.

The Chairman discussed concerns that permitting for signage has been done in a piecemeal way. He said that this is the second or third time that Bank of America has come before the Board requesting sign permits. He said that he would rather see the whole sign package to understand the full scope of the signage. Ms. Haluch said that Bank of America has a large project underway and there are different construction phases. She said that for this phase they are looking to install the two wall signs. She said that the existing standing sign is compliant and will not be touched in this phase. She said that other than the sign in front, the two proposed wall signs will be the only signs on the building. She said that in an effort to keep the window lettering as clean as possible, they reduced it to just the hours of operation.

Ms. Haluch said that there is only one entrance, so they are only allowed one wall sign. She said that if you pull in from Abbott Road, the sign on the front is not visible. She said that the monument sign is meant to be seen from Washington Street, not Abbott Road. A Board member said that if you are coming down Washington Street and turning onto Abbott Road, the sign may be redundant. He said that if you come down Abbott Road from the other direction, you will not necessarily see the sign prior to the entrance to the parking lot.

No member of the public wished to speak to the petition.

Statement of Facts

The subject property is located at 342 Washington Street, in a Business District.

The Petitioner is requesting a Special Permit pursuant to the provisions of Section 5.18 and Section 6.3 for installation of two halo lit wall signs that will exceed the number of wall signs allowed by right.

Letter of Authorization, dated 6/14/22, signed by Sarah-Lynn Cinquegrani, Senior Vice President, Global Real Estate Operations Executive, Bank of America, N.A., Sign Information, Site Overview, West Elevation, North Elevation, Ext-001, Ext-002, and EXT-003, dated 10/10/23, prepared by Stratus, were submitted.

On December 20, 2023, the Design Review Board voted unanimously to accept the application as presented.

On December 19, 2023, the Planning Board reviewed the petition and recommended that action be delayed.

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 two halo lit wall signs that will exceed the number of wall signs allowed by right will be in harmony with the general purpose and intent of Section 5.18 of the Zoning Bylaw, as the sign scales 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 designs 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 two halo lit wall signs that will exceed the number of wall signs allowed by right, in accordance with the submitted plans.

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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2024 JAN 18 PM:12:08

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Petition of Bank of America
342 Washington Street

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.

Robert W. Levy (Am.)
Robert W. Levy, Acting Chairman

Walter B. Adams (Am.)
Walter B. Adams

Derek B. Redgate (Am.)
Derek B. Redgate

ZBA 2024-03
Applicant Bank of America
Address 342 Washington Street

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02482
2024 JUN 18 PM 12:08

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:

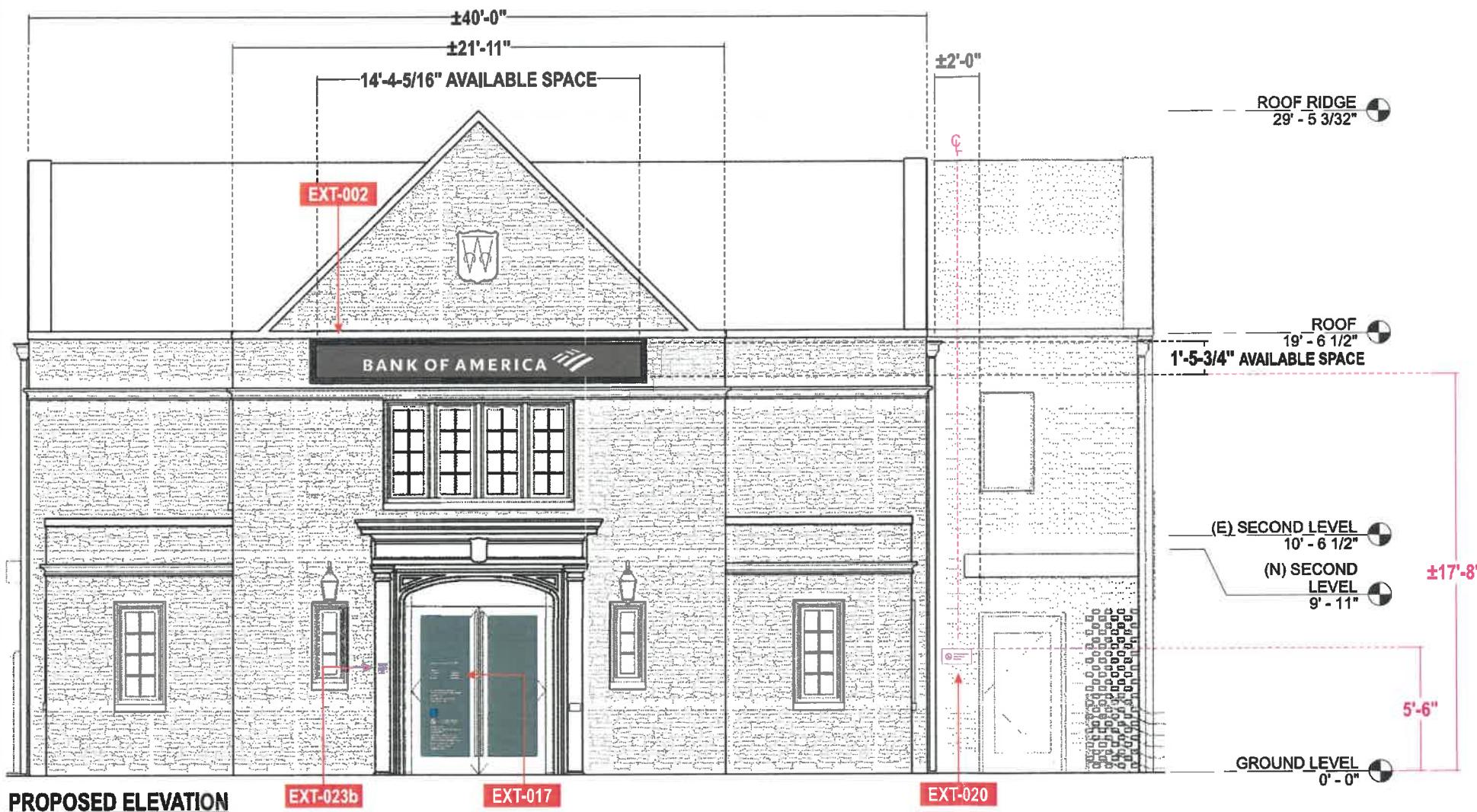
Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm

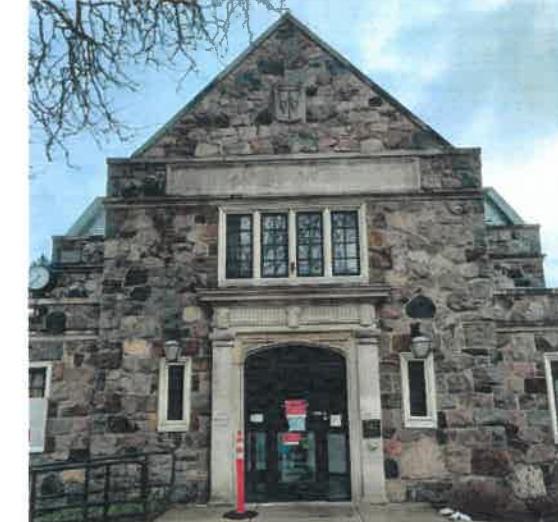
WEST ELEVATION

Scale: 3/16"=1'-0"

GC TO RUN PRIMARY ELECTRIC TO WITHIN 6'-0" OF SIGN



EXISTING CONDITIONS - Pre-Renovation



PROPOSED RENDERING - Post Construction



Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	411857	12/22/22 NS					
Rev 1	413924	01/17/23 AKS	Added EXT-020				
Rev 2	424819	04/10/23 NS	Update dims per survey, add photo & note & 17, 23b				
Rev 3	426430	04/21/23 DB					
Rev 4	441648	08/11/23 SV					
Rev 5	441648	09/22/23 SV					
Rev 6	449734	10/10/23 DB					

NORTH ELEVATION

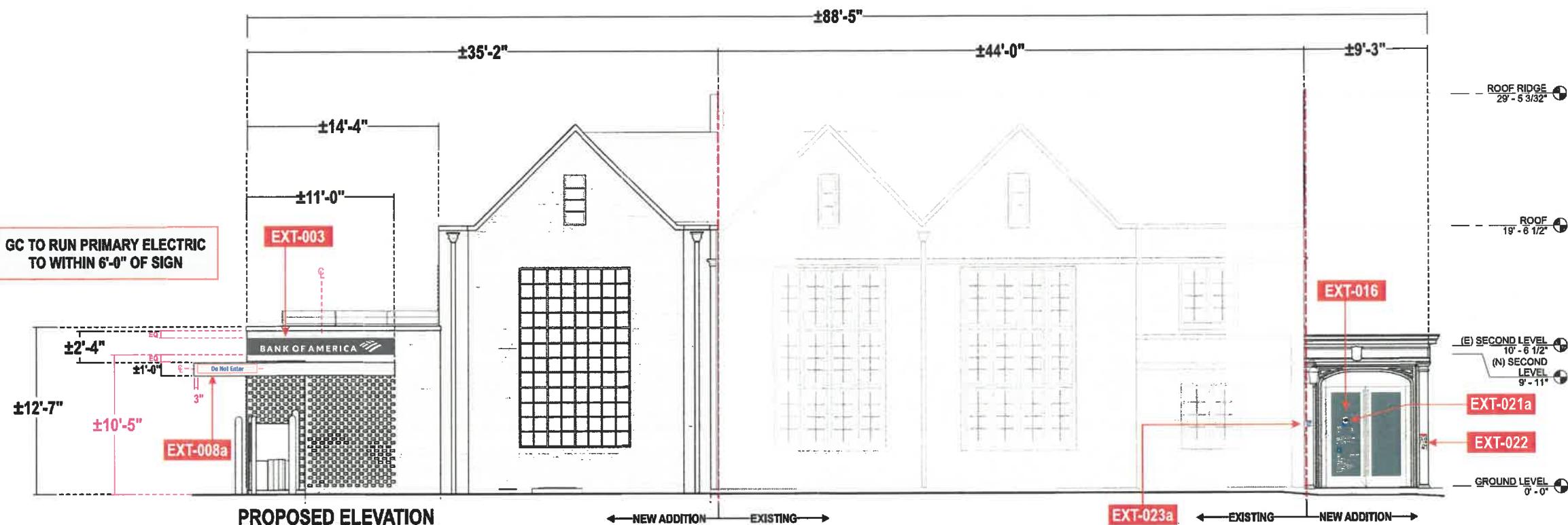
Scale: 1/8"=1'-0"



EXISTING CONDITIONS - Pre-Renovation



PROPOSED RENDERING - Post Construction



Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:	BANK OF AMERICA
ADDRESS:	342 Washington St Wellesley, MA 02481-6206
PAGE NO.:	6
ELECTRONIC FILE NAME:	K:\ACCOUNTS\BANK OF AMERICA\2022\MA\1604133_Wellesley\4306_1604133_Wellesley_R6.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	411857	12/22/22 NS					
Rev 1	413924	01/17/23 AKS	Added backer to EXT-003				
Rev 2	424819	04/10/23 NS	Update elev., remove survey tag, add note & 16, 21a, 22, 23a				
Rev 3	426430	04/21/23 DB					
Rev 4	441648	08/11/23 SV					
Rev 5	441648	08/22/23 SV					
Rev 6	449734	10/10/23 DB					

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