

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) 489-7450

WALTER B. ADAMS
DEREK B. REDGATE
PETER COVO

ZBA 2024-16

Petition of FR Linden Square, Inc.
168 Linden Street (Citgo)

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, March 7, 2024, at 7:30 pm, on the petition of FR Linden Square, Inc. requesting a Special Permit pursuant to the provisions of Section 3.3, Section 5.18 and Section 6.3 of the Zoning Bylaw for replacement of existing 21" Citgo signs and canopy branding with new 21" Citgo signs and canopy branding, that will exceed the letter height allowed by right, at 168 Linden Street, in the Linden Street Corridor Overlay District and a Business District.

On January 31, 2024, 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 Kevin Guay, NH Signs, representing FR Linden Square, Inc., the Petitioner.

Mr. Guay said that the Design Review Board recommendation noted that the Applicant was requesting a special permit for four signs. He said that there are only two signs on the Citgo canopy. He said that the height of the channel letter signs is 21 inches, where 14 inches is the maximum height allowed by right. He said that the letters will be flat vinyl on new canopy fascia. He said that the only structural change will be squaring of the corners of the canopy. He said that they will refresh the existing dispensers that are on-site.

The Chairman confirmed that the proposed letters are the same size as the existing letters. Mr. Guay said that the existing rounded letters will be replaced with squared off letters. He said that the channel letters will not be illuminated. He said that the signs will be in the same location.

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

Statement of Facts

The subject property is located at 168 Linden Street, in the Linden Street Corridor Overlay District and a Business District.

The Petitioner is requesting a Special Permit pursuant to the provisions of Section 3.3, Section 5.18 and Section 6.3 of the Zoning Bylaw for replacement of existing 21" Citgo signs and canopy branding with new 21" Citgo signs and canopy branding, that will exceed the letter height allowed by right.

Letter of Authorization, dated 12/8/23, signed by Laura Polin, Director, Construction & Tenant Services, Federal Realty Investment Trust, Letter to Zoning Board of Appeals, dated 1/17/24, from Kevin Guay, Director of Business Development, New Hampshire Signs, Sign Information, Citgo Canopy Sign Plan, dated 12/5/23, prepared by NH Signs, and Google Street View maps were submitted.

On January 11, 2024, the Design Review Board voted unanimously to accept the application as presented.

On March 5, 2024, 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 replacement of the existing 21" Citgo signs and canopy branding with new 21" Citgo signs and canopy branding, that will exceed the letter height 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 replacement of existing 21" Citgo signs and canopy branding with new 21" Citgo signs and canopy branding, that will exceed the letter height 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.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02156
2024 MAR 21 PM 12:22

ZBA 2024-16
Petition of FR Linden Square, Inc.
168 Linden Street (Citgo)

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 (Lm)
Robert W. Levy, Acting Chairman

David G. Sheffield (Lm)
David G. Sheffield

Derek B. Redgate (Lm)
Derek B. Redgate

ZBA 2024-16
Applicant FR Linden Square, Inc.
Address 168 Linden Street (Citgo)

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02461
2024 MAR 21 PM 12:22

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

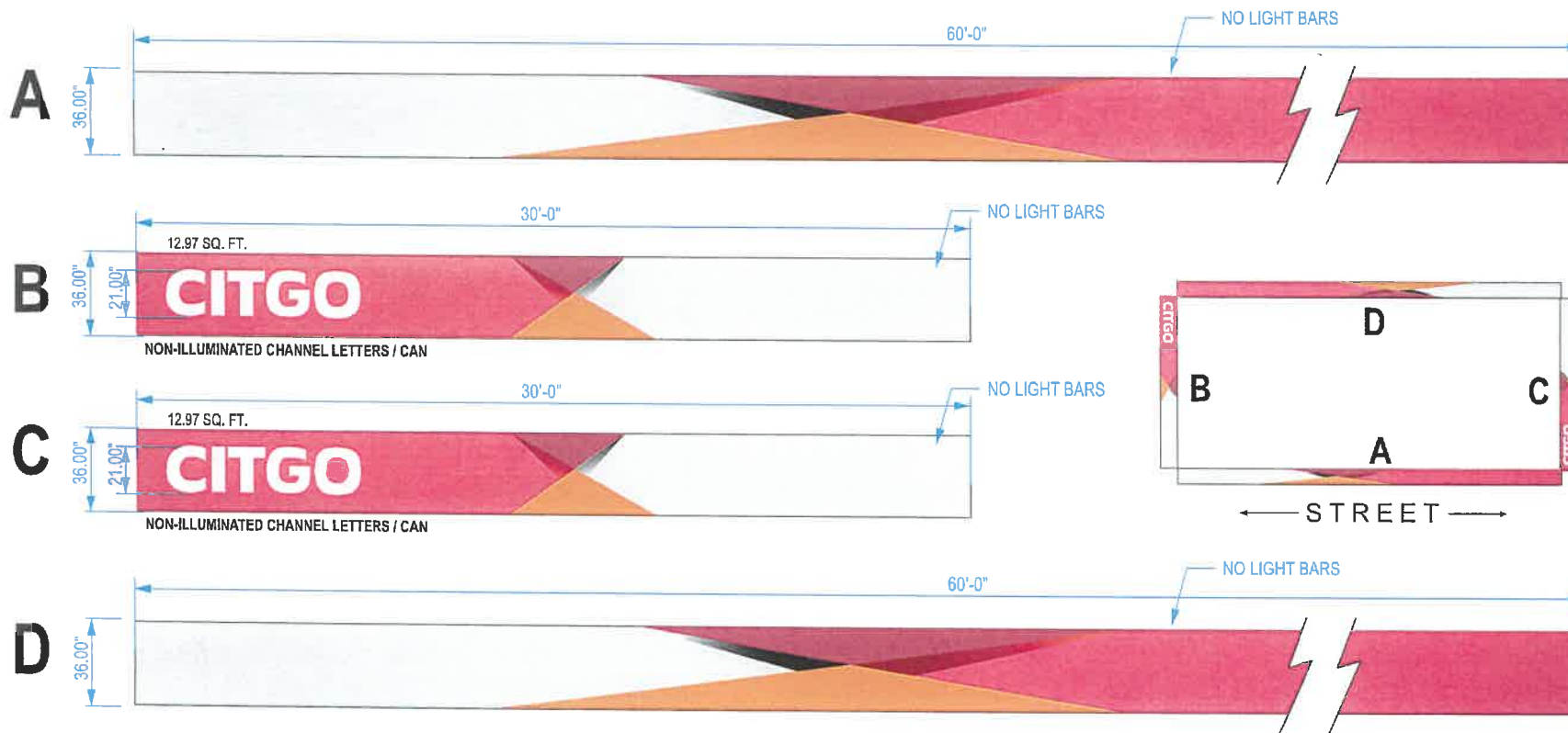


A
NO
PHOTO



D
NO
PHOTO

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



56 Gold Ledge Avenue,
Auburn, NH 03032
603.437.1200
FAX: 603.437.1222
www.nhsigns.com

- DESIGN
- MANUFACTURE
- INSTALL
- SERVICE

CLIENT:
SEI CITGO
WELLESLEY, MA
LOCATION:
168 LINDEN ST.
WELLESLEY, MA

DATE:
12/5/23

ACCT. REP:
KG
DESIGNER:
KAREN DAVIS

Rev# **Date:**
1. side B chg 1/17/24

FILE NAME LOC:
SEI CITGO
WELLESLEY, MA

Please Note: It is the customer's responsibility to provide primary electrical service (including ground wiring) directly from panel box to within six (6) feet of sign. Installation to comply with N.E.C. Code.

PAGE: 1-r1