

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS
888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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2024 MAY 22 PM: T
TOWN CLERK'S OFFICE
WELLESLEY MA

ZBA 2024-38
Petition of Delanson Realty Partners
100 Linden Street (Terrazza)

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, May 9, 2024, at 7:30 pm, on the petition of Delanson Realty Partners, LLC requesting a Special Permit pursuant to the provisions of 5.18 and Section 6.3 of the Zoning Bylaw for installation of building signage that will exceed the number of signs, total area and height of signage from the ground than what is allowed by right, at 100 Linden Street, in a General Residence District.

On April 4, 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 were Dartagnan Brown, Architect, Embarc, and Ryan Speaker, Trax Boston.

Mr. Brown said that the proposed signage was reviewed by the Design Review Board (DRB) and their recommendations were taken into consideration. He said that the proposed signage includes the name of the project, Terrazza, a 100 Linden Street sign on Hollis Street, and a 100 Linden Street sign on Linden Street.

Mr. Brown said that the Terrazza sign will be above the entry door, aligned with the door mullions below. He said that black cut metal letters will stand off of the brick. He said that they were trying to avoid harsh neon back lit lighting. He said that they worked with a lighting consultant to design directional canopy lighting that will wash the signage against the brick. He said that they can easily add additional lighting to the canopy, if needed.

Mr. Brown said that below the lighting to the left of the door will be a 1.5 foot wide street address sign. He said that there will be a similar street address sign on Linden Street.

A Board member said that the signs are appropriate and have gone through design review.

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

Statement of Facts

The subject property is located at 100 Linden Street, in a General Residence District.

The Petitioner is requesting a Special Permit pursuant to the provisions of 5.18 and Section 6.3 of the Zoning Bylaw for installation of building signage that will exceed the number of signs, total area and height of signage from the ground than what is allowed by right.

Sign Information, Location Plan, Signage Facing Hollis Street, Signage Facing Linden Street, Photos w/Signage & Addition Photos, prepared by EMBARC, Project 0124_132 Trax – Terrazza 3D Logos Wellesley, dated 2/28/24, prepared by Boston Building Wraps, and Sign Permit Application, dated 2/28/24, were submitted.

On March 14, 2024, the Design Review Board voted unanimously to accept the application as presented.

On April 30, 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 installation of building signage that will exceed the number of signs, total area and height of signage from the ground than what is 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 will 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 building signage that will exceed the number of signs, total area and height of signage from the ground than what is allowed by right, subject to the following condition:

- Two additional lights of the same specifications, closer to the signage, shall be allowed on the canopy, if deemed necessary.

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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TOWN CLERK'S OFFICE
WELLESLEY, MA 02481
2024 MAY 22 PH120

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.

David G. Sheffield (am.)
David G. Sheffield, Acting Chairman

Walter B. Adams (am.)
Walter B. Adams

Derek B. Redgate (am.)
Derek B. Redgate

ZBA 2024-38
Applicant Delanson Realty Partners
Address 100 Linden Street (Terrazza)

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:

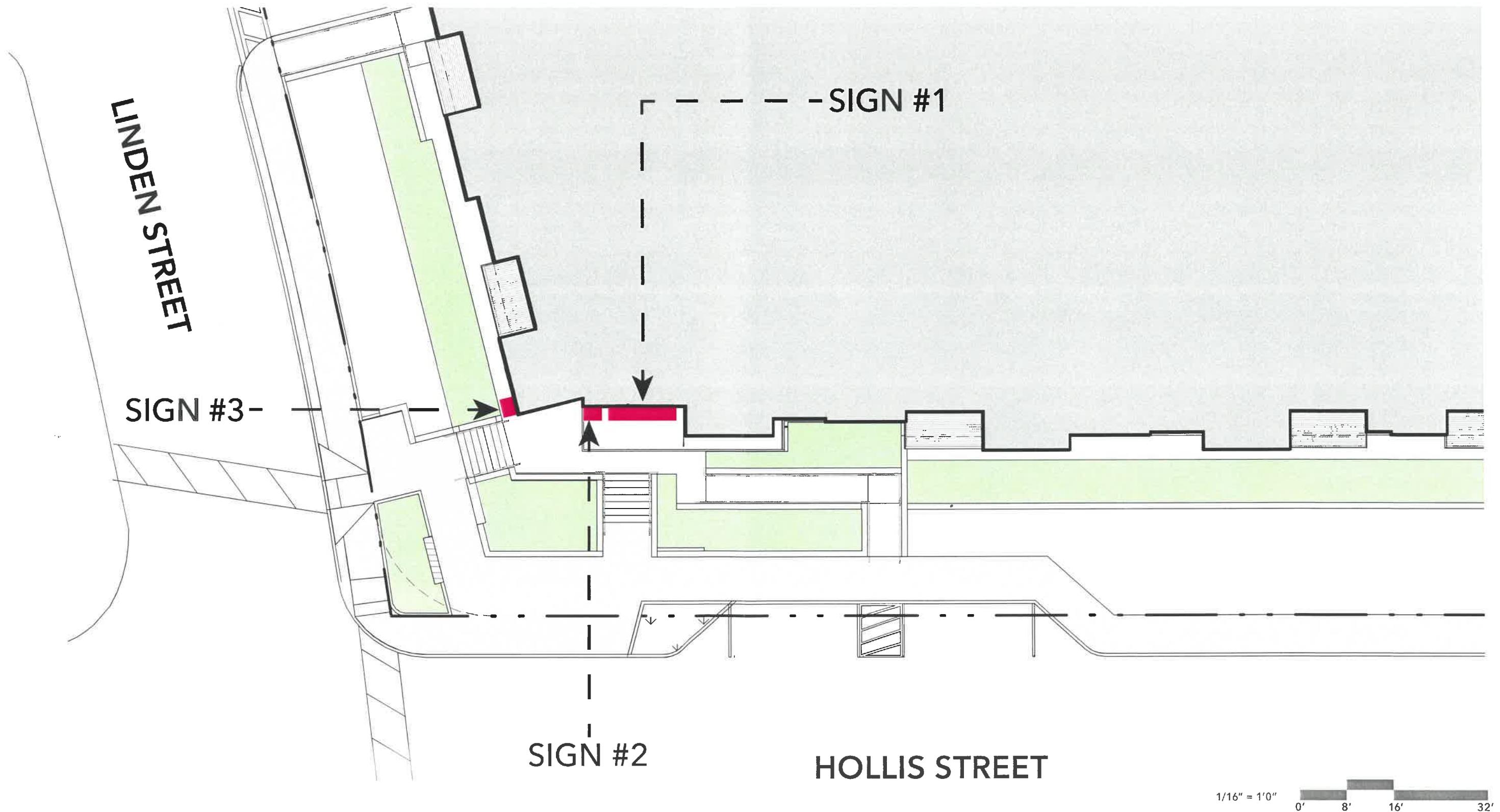
Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm

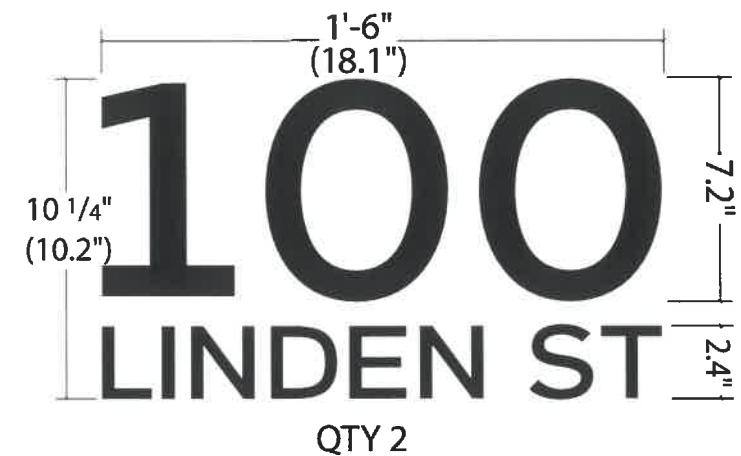
RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2024 MAY 22 PM 12:07

Location Plan

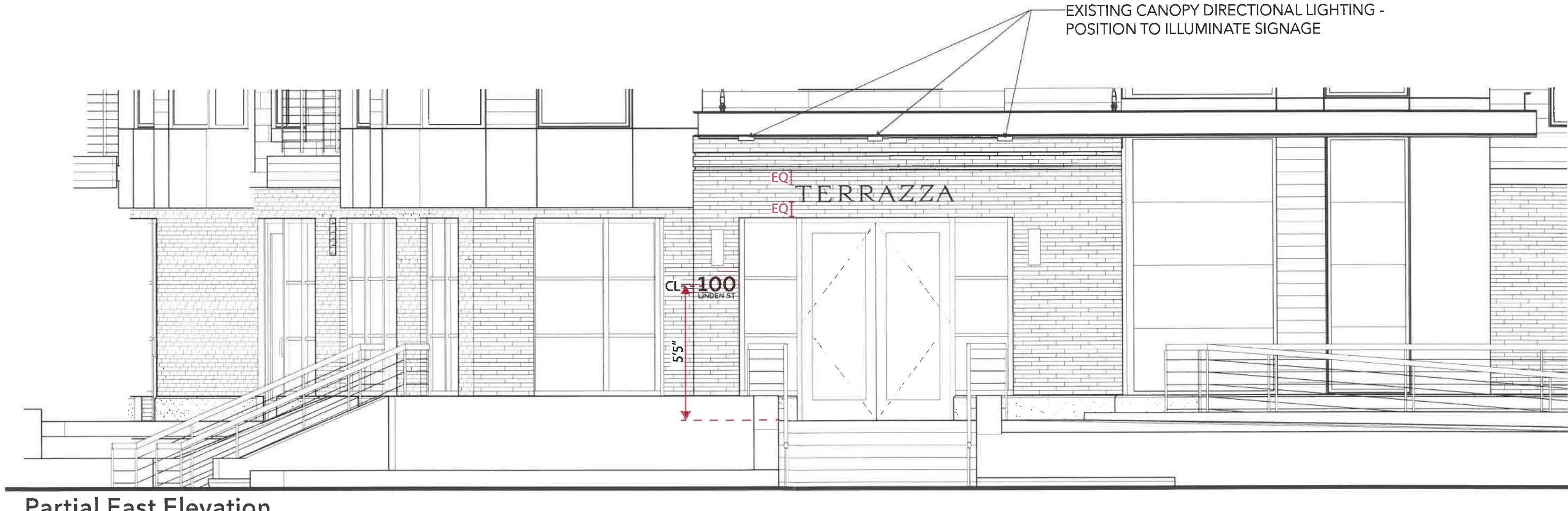
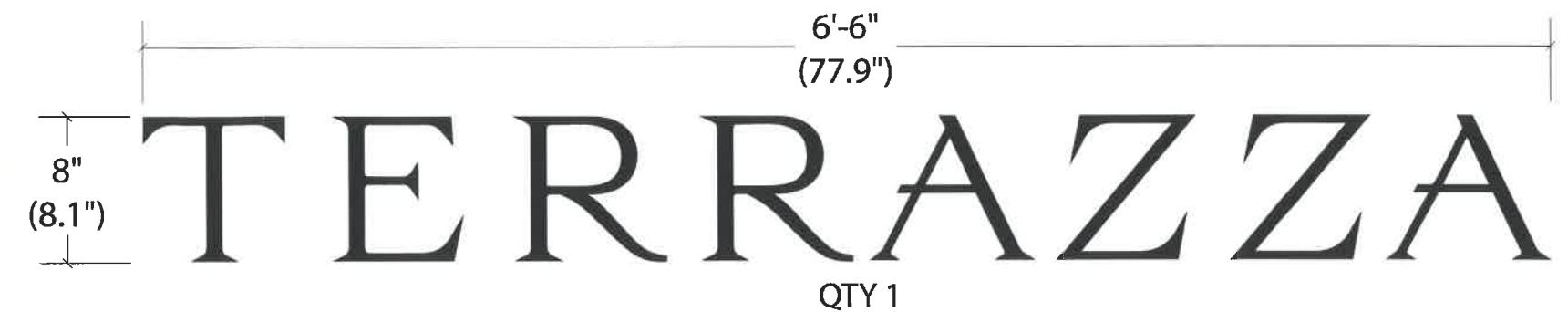


Signage Facing Hollis Street

SIGN #2

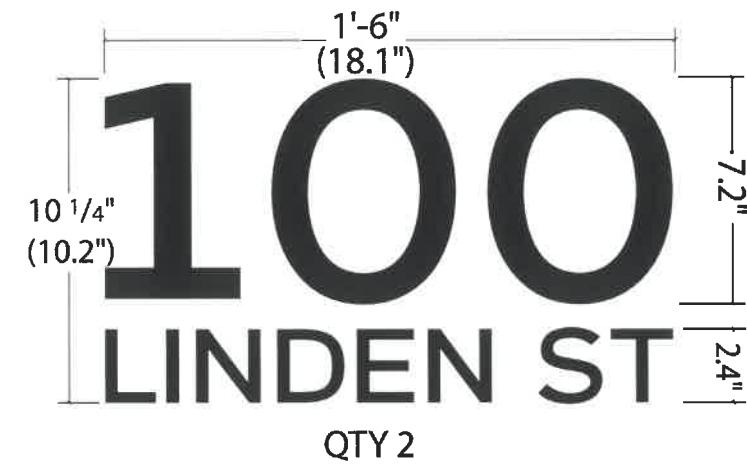


SIGN #1



Signage Facing Linden Street

SIGN #3



Partial South Elevation

1/4" = 1'0"
0' 2' 4' 8'

RECEIPT

Printed: June 24, 2024 @ 14:13:00
Norfolk Registry of Deeds
William P O'Donnell
Register

Trans#: 41933

Oper:CHRISCHRIS

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Book: 41848 Page: 256 Inst#: 39277
Ctl#: 551 Rec:6-24-2024 @ 2:12:55p
WELL 100 LINDEN STREET

DOC	DESCRIPTION	TRANS AMT
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DECISION		
10.00	rec fee	10.00
50.00	Surcharge	50.00
5.00	Tech.Surcharge	5.00
Postage/Handling Fee		1.00
State Fee \$40.00		40.00
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Total fees:		106.00
***	Total charges:	106.00
CHECK PM 1986		106.00