

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ROBERT W. LEVY, VICE CHAIRMAN
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LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 489-7450

WALTER B. ADAMS
DEREK B. REDGATE
PETER COVO

ZBA 2024-40

Petition of BCSP Park 9 Property LLC
100 Worcester Street (Needham Bank)

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, June 6, 2024, at 7:30 pm, on the petition of BCSP Park 9 Property LLC requesting a Special Permit pursuant to the provisions of 5.18 and Section 6.3 of the Zoning Bylaw for installation of a wall sign with letter height and height above ground that will exceed the maximum allowed by right at 100 Worcester Street, in a Limited Business District.

On May 1, 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 Richard Batten, Batten Bros. Sign Company, Jim White, Executive Vice President, Maggie Watson, General Counsel, and Glen Riley, Vice President, Needham Bank.

Mr. Batten said that there is an existing 3 foot by 24-foot sign with individual halo illuminated letters mounted on a background panel. He said that the request is to remove the letters, as Needham Bank is currently occupying the space that was formerly occupied by Cambridge Trust. He said that a temporary banner will be installed while a permanent sign is fabricated.

Mr. White said that Needham Bank signed an agreement with Cambridge Trust to finish out their term of the lease through 2026. He said that Cambridge Trust is merging with Eastern Bank and they want their letters removed by July 12th. He said that Needham Bank is working on a long term lease with the landlord and once that is finished, they will get approval from Beacon Capital to proceed with installation of a permanent sign.

Mr. Batten said that they will remove the Cambridge Trust letters and install new, similarly fabricated and illuminated Needham Bank letters and a 28 inch high logo on the same background panel.

The Chairman said that the current height of the sign above ground is 38 feet and the Sign Information sheet that was submitted says that the height above ground is 40 feet. Mr. Batten said that 40 feet was his estimate. He said that they are not moving the sign panel.

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

Statement of Facts

The subject property is located at 100 Worcester Street, in a Limited Business 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 a wall sign with letter height and height above ground that will exceed the maximum allowed by right.

Letter of Authorization, dated 3/27/24, signed by Jessica Viens, General Manager, Newmark Management, Sign Information, Proposed New Sign Plan, dated 1/29/23, Google Map, 100 Worcester Street, dated 3/22/24, Google Map, Neighboring Signage, dated 3/25/24, and Google Map, Location of Sign, dated 4/9/24 were submitted.

On April 25, 2024, the Design Review Board voted unanimously to accept the application as presented.

On June 4, 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 a wall sign with letter height and height above ground that will exceed the maximum 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 a wall sign with letter height and height above ground that will exceed the maximum allowed by right, in accordance with the submitted plans, subject to the following dimensions:

- The height of the sign above ground shall not exceed 40 feet.
- The height of the logo shall not exceed 28 inches.

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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ZBA 2024-40
Petition of BCSP Park 9 Property LLC
100 Worcester Street (Needham Bank)

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 (Chm.)
J. Randolph Becker, Chairman

David G. Sheffield (Chm.)
David G. Sheffield

Peter Covo (Chm.)
Peter Covo

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2024 JUN 20 PM 12:26

ZBA 2024-40
Applicant BCSP Park 9 Property LLC
Address 100 Worcester Street (Needham Bank)

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



PROPOSED NEW SIGN

REMOVE EXISTING SIGN



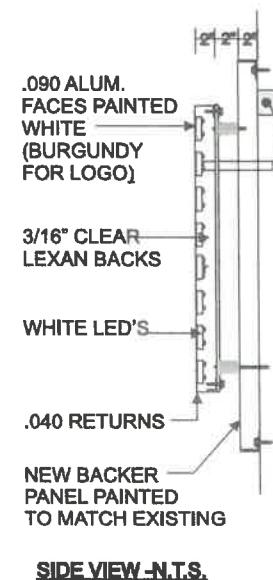
24" OVERALL LETTER HEIGHT

HALO LIT "NB" LOGO ON EXISTING BACKER PANEL

- 2" DEEP HALO LIT LOGO(STENCIL CUT OUT), .090" ALUMINUM PAINTED BURGUNDY
- LOGO IS BACKED UP WITH WHITE ACRYLIC
- 3/16" CLEAR LEXAN BACKS WITH WHITE LED'S. 2" STANDOFFS
- 2" DEEP ALUMINUM BACKER PANEL PAINTED TO MATCH EXISTING

HALO LIT "LETTERS" ON EXISTING BACKER PANEL

- 2" DEEP HALO LIT LETTERS, .090" ALUMINUM PAINTED WHITE
- 3/16" CLEAR LEXAN BACKS WITH WHITE LED'S. 2" STANDOFFS
- 2" DEEP ALUMINUM BACKER PANEL PAINTED TO MATCH EXISTING



SIDE VIEW - NTS.

<p>BATTEN BROS. Sign Advertising</p> <p>693 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800</p>	Project:	Needham Bank	Location:	100 Worcester Street Wellesley, MA	Job Description:	Exterior Sign	Revised
	Salesman:	Rich	Designer:	Ronald			
	Scale:	3/8" = 1'-0"					
	Date:	1/29/23	Sketch #:		File Name:	Needham Bank Wellesley.cdr	Customer / Approval
<p>This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.8 (A) (1) of the National Electrical Code.</p> <p>Notes: This is an original copy. Not a copy of a copy. It is submitted by Batten Bros. Inc. to be submitted by the project owner in connection with a project. Being submitted by Batten Bros. Inc. in no way constitutes an endorsement or affiliation in any manner.</p>							

R E C E I P T
Printed: July 16, 2024 @ 13:18:31
Norfolk Registry of Deeds
William P O'Donnell
Register

Bk 41889 Pg 52 #45017
07-16-2024 @ 01:18p

Trans#: 47439 Oper:LEAH

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Book: 41889 Page: 52 Inst#: 45017
Ctl#: 314 Rec:7-16-2024 @ 1:18:26p
WELL 100 WORCESTER STREET

DOC	DESCRIPTION	TRANS AMT
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

	Total fees:	106.00

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Book: 41889 Page: 55 Inst#: 45018
Ctl#: 315 Rec:7-16-2024 @ 1:18:26p
WELL 100 WORCESTER STREET

DOC	DESCRIPTION	TRANS AMT
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

	Total fees:	106.00
*** Total charges:		212.00

CHECK PM 415 212.00

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MASSACHUSETTS

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MARGINAL REFERENCE

BOOK 40594 PAGE 336