

TOWN OF WELLESLEY



MASSACHUSETTS

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

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JUN 20 PH 12:35  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482

ZBA 2024-46

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 temporary wall sign that will exceed the height above ground that is allowed by right at 100 Worcester Street, in a Limited Business District.

On May 14, 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 and Maggie Watson, General Counsel, and Glen Riley, Vice President, Needham Bank.

Mr. Batten said that there is an existing sign measuring 3 feet by 24 feet that reads, Cambridge Trust Company. He said that the sign is comprised of a background panel on which are mounted individual letters that are halo illuminated. He said that the plan is to put up a temporary banner on the background, as Needham Bank is occupying the space that was formerly occupied by Cambridge Trust. He said that the banner is gray, similar to the background panel, and is 2 feet by 12.5 feet, or 25 square feet. He said that the banner will be installed while a permanent sign is fabricated.

Mr. White said that Needham Bank sign an agreement with Cambridge Trust to finish out their term of the lease through 2026. 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.

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 temporary wall sign that will exceed the height above ground that is allowed by right.

Sign Information, Email from Michael Grant to Edward Batten, dated 4/2/24, re: 100 Worcester Street Temp Banner, Email to Michael Grant, from Edward Batten, re: 100 Worcester Street Temp Banner, and Proposed New Sign Plan, dated 3/24/23 were submitted.

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 temporary wall sign at a 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 temporary wall sign at a height above ground that will exceed the maximum 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 02481  
2024 JUN 20 PM 12:35

ZBA 2024-46  
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 (l.m.)*  
J. Randolph Becker, Chairman

*David G. Sheffield (l.m.)*  
David G. Sheffield

*Peter Covo (l.m.)*  
Peter Covo

ZBA 2024-46  
Applicant BCSP Park 9 Property LLC  
Address 100 Worcester Street (Needham Bank)

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02482  
2024 JUN 20 PM 12:35

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



REMOVE "CAMBRIDGE TRUST" LETTERS  
INSTALL BANNER ON BACKGROUND

PROPOSED NEW SIGN



BANNER - SCALE 3/4"=1'-0"

- HEMMED & GROMMETS
- BURGUNDY PANEL MATCH PMS 188C.
- WHITE LETTERS, LIGHT GRAY BACKGROUND

BATTEN BROS.		Project: Needham Bank	Location: 100 Worcester Street Wellesley, MA	Job Description: Banner	Revised
Salesman:	Rich	Designer: Ronald			
Scale:	3/4"=1'-0"				
Date:	3/24/23	Sketch #:			
File Name: Needham Bank Banner Wellesley.cdr					
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.					
Note: This is an original copy right drawing prepared by and owned by Batten Bros. Inc. It is submitted for your personal use in connection with a project. It is not to be used, reproduced, copied, or distributed in any fashion. Customer Approval: _____					
BATTEN BROS. Sign Advertising 693 MAIN STREET, WAKEFIELD, MA 01880 (781) 455-4600					

## RECEIPT

Printed: July 16, 2024 @ 13:18:31  
 Norfolk Registry of Deeds  
 William P O'Donnell  
 Register

BK 41889 Pg 55 #45018  
 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
10.00 rec fee		50.00
50.00 Surcharge		5.00
5.00 Tech. Surcharge		1.00
Postage/Handling Fee		40.00
State Fee \$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
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50.00 Surcharge		5.00
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Postage/Handling Fee		40.00
State Fee \$40.00		
Total fees:		106.00
*** Total charges:		212.00
CHECK PM 415		212.00

WELLESLEY



MASSACHUSETTS

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WALTER B. ADAMS  
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 PETER COVO  
 CLERK'S OFFICE  
 WELLESLEY, MA 02482

JUN 20 PM12:  
 RECEIVED  
 WELLESLEY CLERK'S OFFICE  
 JUN 24 2024

LLC  
 ank)

Permit Granting Authority held a Remote Public Hearing on Thursday, June 20, 2024, at 1:18:26p, on the application of BCSP Park 9 Property LLC requesting a Special Permit under Section 6.3 of the Zoning Bylaw for installation of a temporary banner above ground that is allowed by right at 100 Worcester Street, in a

led a request for a hearing before this Authority, and thereafter, due to mailing and publication.

Richard Batten, Batten Bros. Sign Company, Jim White, Executive Vice President, Needham Bank, General Counsel, and Glen Riley, Vice President, Needham Bank.

Mr. Batten said that there is an existing sign measuring 3 feet by 24 feet that reads, Cambridge Trust Company. He said that the sign is comprised of a background panel on which are mounted individual letters that are halo illuminated. He said that the plan is to put up a temporary banner on the background, as Needham Bank is occupying the space that was formerly occupied by Cambridge Trust. He said that the banner is gray, similar to the background panel, and is 2 feet by 12.5 feet, or 25 square feet. He said that the banner will be installed while a permanent sign is fabricated.

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MARGINAL REFERENCE

BOOK 40594 PAGE 336