

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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WALTER B. ADAMS
DEREK B. REDGATE
PETER COVO

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.

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WELLESLEY MA 02482
JUN 20 PM 12:55

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.

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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

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ZBA 2024-46
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



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. Sign Advertising 693 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800	Project: Needham Bank Salesman: Rich Scale: 3/4"=1'-0"	Designer: Ronald Date: 3/24/23 Sketch #:	Location: 100 Worcester Street Wellesley, MA	Job Description: Banner	Revised
	File Name: Needham Bank Banner Wellesley.cdr				

This sign is intended to be installed in accordance with the requirements of Article 690 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 690.2 (A) (1) of the National Electrical Code. This sign is an original copyright drawing created by and owned by Batten Bros., Inc. It is submitted for your approval use in connection with a project being planned for you by Batten Bros., Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied, or exhibited in any fashion. Customer Approval:

RECEIPT

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

Bk 41889 Ps55 #45018
07-16-2024 @ 01:18p

Trans#: 47439 Oper:LEAH

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

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

DOC	DESCRIPTION	TRANS AMT
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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

ESLEY



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WALTER B. ADAMS
DEPUTY CLERK
PETER SOVO

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LLC
ank)

Permit Granting Authority held a Remote Public Hearing on Thursday, June 20, 2024 at 1:00 PM. The petition of BCSP Park 9 Property LLC requesting a Special Permit and Section 6.3 of the Zoning Bylaw for installation of a temporary sign 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.

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MARGINAL REFERENCE

BOOK 40594 PAGE 336