

TOWN OF WELLESLEY



MASSACHUSETTS

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

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RECEIVED
WELLESLEY
TOWN CLERK'S OFFICE
02 SEP 25 2025
WELLESLEY, MA 02482

ZBA 2025-48
Petition of AG-SC Walnut Street Owner, LLC
65 Walnut Street

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, September 11, 2025, at 7:30 pm, on the petition of AG-SC Walnut Street Owner, LLC requesting a Special Permit pursuant to the provisions of Section 5.18 and Section 6.3 of the Zoning Bylaw for installation of two wall signs, two street number signs, and a standing sign that will exceed the total number of signs, number of wall signs, awning sign area, awning sign letter height, and standing sign area allowed by-right, at 65 Walnut Street, in a Business District.

On August 12, 2025, 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 Jay Parillo, who said that the request is for a special permit for five signs that include a double-sided, halo-lit free standing sign, a halo-lit canopy sign on the Walnut Street side of the building for Wellesley Medical Center, a halo-lit canopy sign over the side entrance for Mass General Brigham Spaulding Rehabilitation, and street numbers on the front of the building and on the side of the building. He said that the requested relief is for the number of signs, maximum total area of the standing sign, maximum total area of the canopy signs, and the height of the Mass General Brigham Spaulding Rehabilitation logo.

The Chairman said that the site plan, dated 1998, appears to have been altered. He said that a condition for approval will be that a stamped site plan depicting the location of the standing sign no closer than 15 feet to the lot line be submitted.

The Chairman confirmed that the standing sign will only list four major tenants.

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

Statement of Facts

The subject property is located at 65 Walnut Street, in a Business District.

The Petitioner is requesting a Special Permit pursuant to the provisions of Section 5.18 and Section 6.3 of the Zoning Bylaw for installation of two wall signs, two street number signs, and a standing sign that will exceed the total number of signs, number of wall signs, awning sign area, awning sign letter height, and standing sign area allowed by-right.

Sign Special Permit Justification, Letter of Authorization, dated 6/18/25, signed by Andrea Flaherty, General Manager, Lincoln Property Company, Sign Information, ALTA/ACSM Land Title Survey Plan of Land, dated 3/19/98, stamped by Donald J. Forand, Professional Land Surveyor #29890, Sign Type 2 E1 Elevation & SE Side Elevation, Sign Type 2 PE Photo Elevation, Sign Type 3 E1 Elevation & SE Side Elevation, Sign Type 3 PE Photo Elevation, Sign Type 4 PE Photo Elevation & PE Photo Elevation: Return, & Sign Type 4 E1 Elevation, E2 Elevation, SE Side Elevation: Return Panel & SE Elevation, dated 4/11/25, Sign Type 5 E1 Elevation & SE Side Elevation, Sign Type 5 PE Photo Elevation: Location A, & PE Photo Elevation: Location B, dated 4/11/revised 6/13/25, and photographs were submitted

On July 10, 2025, the Design Review Board voted unanimously to accept the application as presented, subject to a recommendation.

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 two wall signs, two street number signs, and a standing sign that will exceed the total number of signs, number of wall signs, awning sign area, awning sign letter height, and standing sign area 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 two wall signs, two street number signs, and a standing sign that will exceed the total number of signs, number of wall signs, awning sign area, awning sign letter height, and standing sign area allowed by-right, subject to the following conditions:

1. Signs shall only be illuminated during the time that the building is occupied.
2. A stamped site plan depicting the location of the standing sign no closer than 15 feet to the lot line shall be submitted.

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.

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 (am)

Robert W. Levy, Acting Chairman

Walter B. Adams (am)

Walter B. Adams

Derek B. Redgate (am)

Derek B. Redgate

2025 SEP 25 AM 11:54
TOWN CLERK'S OFFICE
WELLESLEY, MA 02482

ZBA 2025-48
Applicant AG-SC Walnut Street Owner, LLC
Address 65 Walnut Street

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.

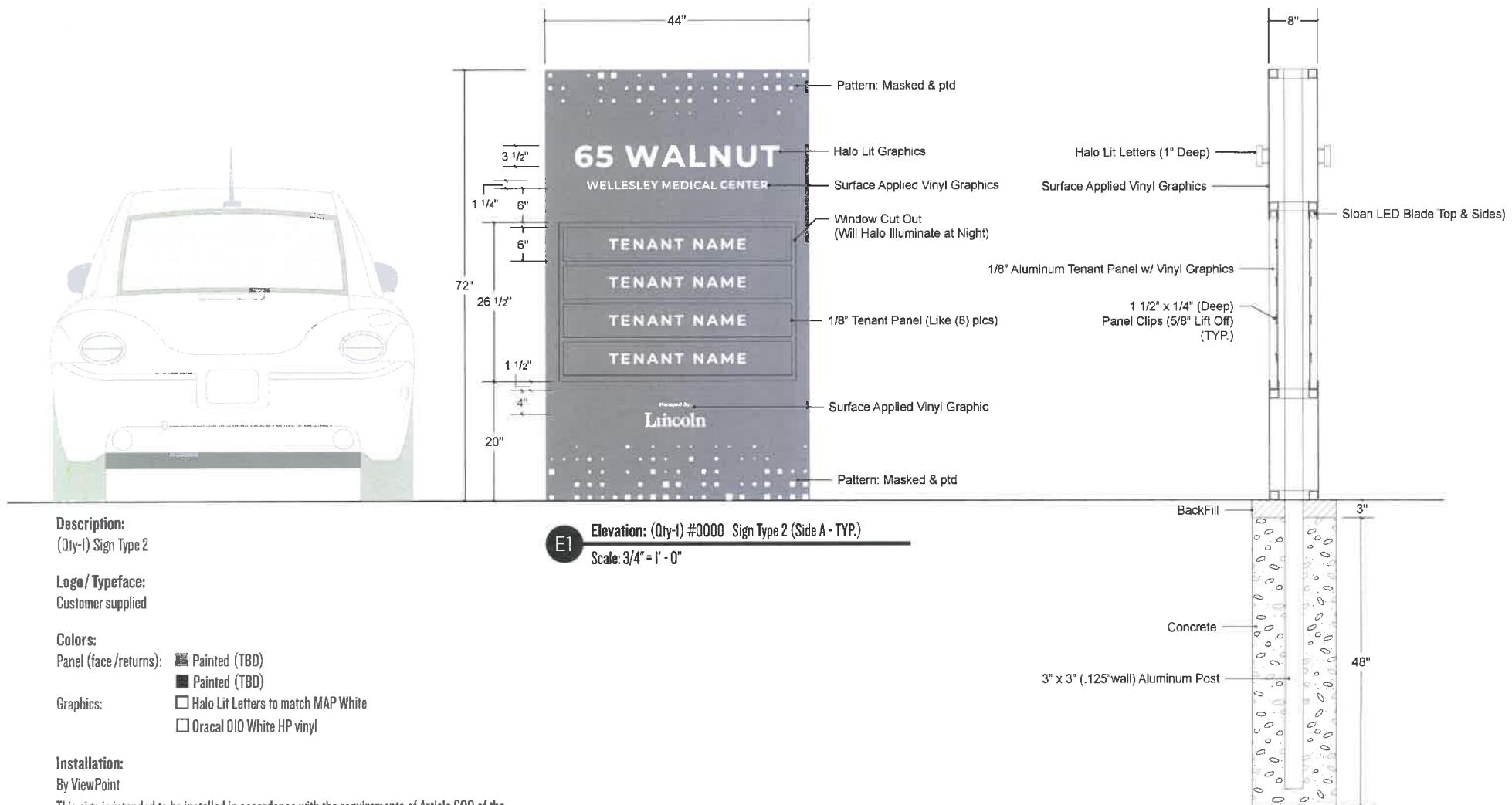
Date:

Attest:

Cathryn Jane Kato
Town Clerk

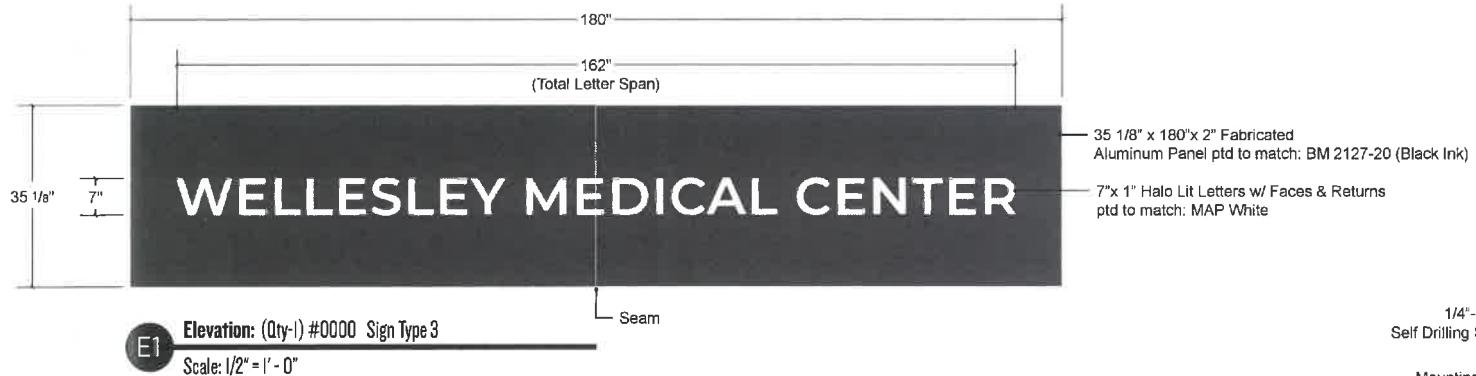
cc: Planning Board
Inspector of Buildings
lrm

Sign Type 2 (Exterior Pylon w/ Halo Lit Address) - Qty (1)



J:\Jobs2024\Hardware Store\Title Blocks - Cad Tool Settings\Steve Title Blocks

Sign Type 3 (Halo Lit Canopy ID) - Qty (1)



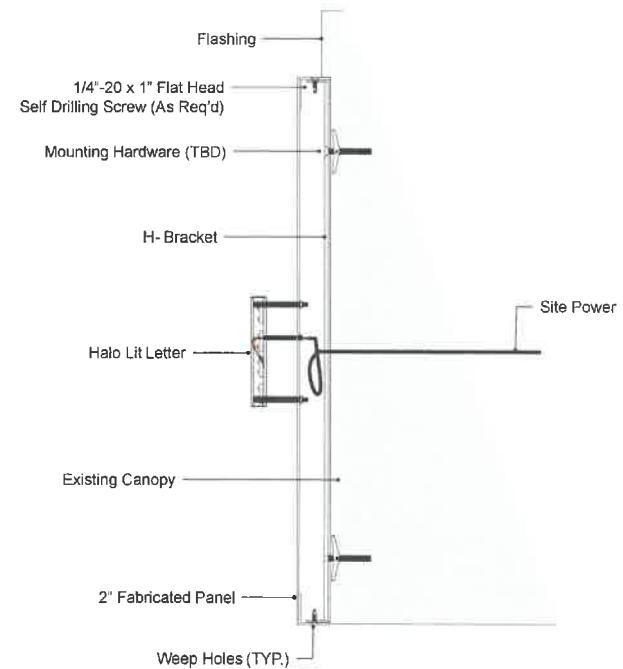
Description:
(Qty-1) Sign Type 3

Logo/Typeface:
Customer supplied

Colors:
Panel (face/returns): BM 2127-20 (Black Ink)
Graphics: Halo Lit Letters to match MAP White

Installation:
By ViewPoint

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC).
This includes proper grounding and bonding of the sign.

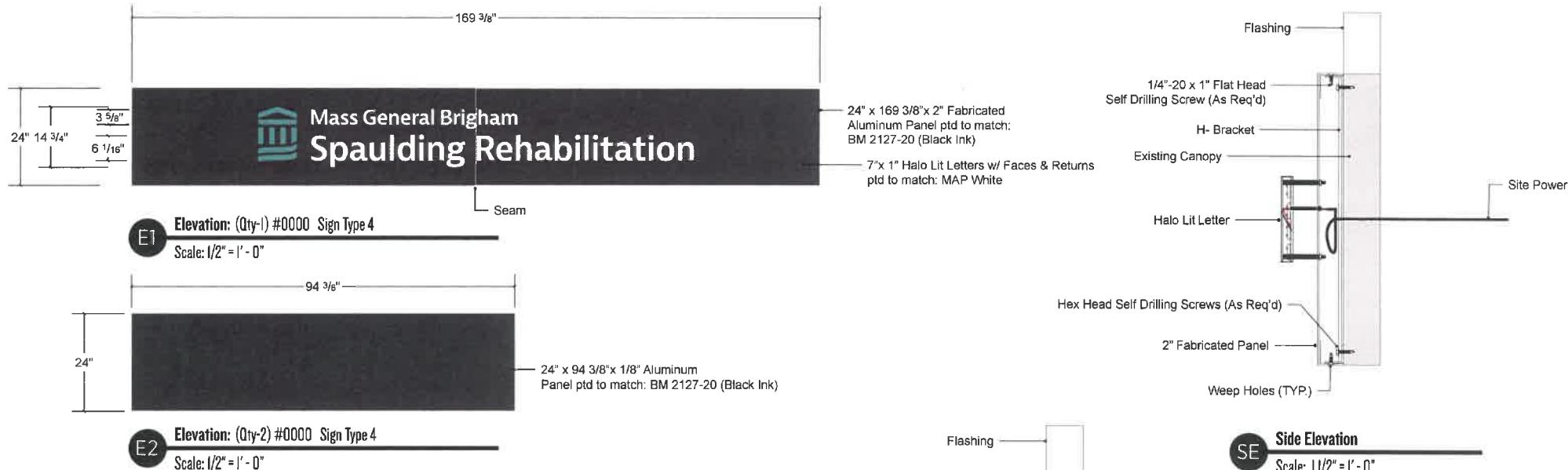


SE Side Elevation

Scale: 1 1/2" = 1' - 0"

J:\Jobs2024\Hardware Store\Title Blocks - Cad Tool Settings\Steve\Title Blocks

Sign Type 4 (Halo Lit Canopy ID) - Qty (1)



Description:

(Qty-1) Sign Type 4

Logo / Typeface:

Customer supplied

Colors:

Panel (face / returns): BM 2127-20 (Black Ink)

Graphics: Halo Lit Letters to match MAP White

Halo Lit Logo to match: PMS 320C

Installation:

By ViewPoint

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC).

This includes proper grounding and bonding of the sign.

J:\Jobs2024\Hardware Store\Title Blocks - Cad Tool Settings\Steve Title Blocks