

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

J. RANDOLPH BECKER, CHAIRMAN
ROBERT W. LEVY, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 489-7450

WALTER B. ADAMS
DEREK B. REDGATE
PETER COVO

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.

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Petition of AG-SC Walnut Street Owner, LLC
65 Walnut Street

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 (km)
Robert W. Levy, Acting Chairman

Walter B. Adams (km)
Walter B. Adams

Derek B. Redgate (km)
Derek B. Redgate

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

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02462
2025 SEP 25 AM 11:54

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

UNDERGROUND UTILITIES

- DRAIN LINE (UNDERGROUND)
- ELECTRIC CONDUIT (UNDERGROUND)
- GAS LINE (UNDERGROUND)
- SEWER LINE (UNDERGROUND)
- TELEPHONE CONDUIT (UNDERGROUND)
- WATER LINE (UNDERGROUND)

14 NUMBER OF HANDICAPPED PARKING SPACES

AREA OF PARKING FACILITIES = 75,800±S.F.

NOTE: ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVING OR RESTORATION OF ANY TYPE. ALL UTILITIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THE PLANS. SEE CHAPTER 37 OF THE 1985 MASTS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN BEFORE PLANNING FUTURE CONNECTIONS. THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. BEFORE DESIGN AND CONSTRUCTION, CALL "800-SAFE-4-ENGINEERING".

N/F
CORDINGLY ASSOCIATES
C/O HAYNES MANAGEMENT, INC.

L.C.C.# 38513^A

L.C.C. #2304^C

L.C.C. #38513

WELLESLEY MEDICAL CENTER

Spaulding Rehabilitation

WALNUT

STREET

BEGINNING AT A POINT IN THE WESTERLY SIDE LINE OF WALNUT STREET AT THE MOST NORTHEASTERLY CORNER OF SAID PARCEL AT OTHER LAND OF WALNUT STREET INUS¹, THENCE

[illegible]

ARNOLD HAYNES AND
CLONESHY LICHMAN, TRUSTEES
42 JACOB STREET TRUST
DELE BOOK 4819 PAGE 650

TO: LAWYERS TITLE INSURANCE CORPORATION
FARM BUREAU LIFE INSURANCE COMPANY,
NAT'L. MCGINNIS & FISH, L.P. AND HAYNES
MANAGEMENT, INC.

HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE, INFORMATION AND BELIEF THAT

1. THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

2. THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS, AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE LINES OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

3) THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA & ACSM IN 1997, AND INCLUDES ITEMS 3.4.7-11 OF TABLE A THEREOF AND PURSUANT TO THE ACCURACY STANDARDS OF AN URBAN SURVEY

4. THE PREMISES DOES NOT LIE IN ZONE A (AREA OF SPECIAL FLOOD HAZARDS) AS DELINEATED ON THE F.I.R.M. FOR THE TOWN OF WELLESLEY, MASS. COMMUNITY NO. 250255 EFFECTIVE 3/5/79 EXCEPT AS SHOWN.

DATE 4/1/98 Donald G. Foreman
DATE PROFESSIONAL AND SURVEYOR

[illegible]

THE BSC GROUP, INC.

BY: Donald G. Forand
DONALD FORAND PROFESSIONAL
LAND SURVEYOR

THE UNLARGED-IN, A PROFESSIONAL LAND SURVEYOR IN THE COMMERCIAL FIELD OF MASSACHUSETTS, DOES HERE CERTIFY TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARD DETAILS REQUIREMENTS FOR ALTA/ACSW LAYER TITLE SURVEYS AS PUBLISHED BY THE MASSACHUSETTS BOARD OF LAND SURVEYORS AND MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY AS DEFINED THEREIN. IT CORRECTLY SHOWS THE LOCATION AND DIMENSION OF ALL BUILDINGS,

[illegible]

4/1/98
DATE

Donald J. Foreman
PROFESSOR, LAND SURVEYING



ALTA/ACSM LAND TITLE SURVEY
PLAN OF LAND
IN
WELLESLEY, MASS.
(NORFOLK COUNTY)

PREPARED FOR: HAYNES MANAGEMENT, INC.

SCALE: 1"=20' MARCH 19, 1998

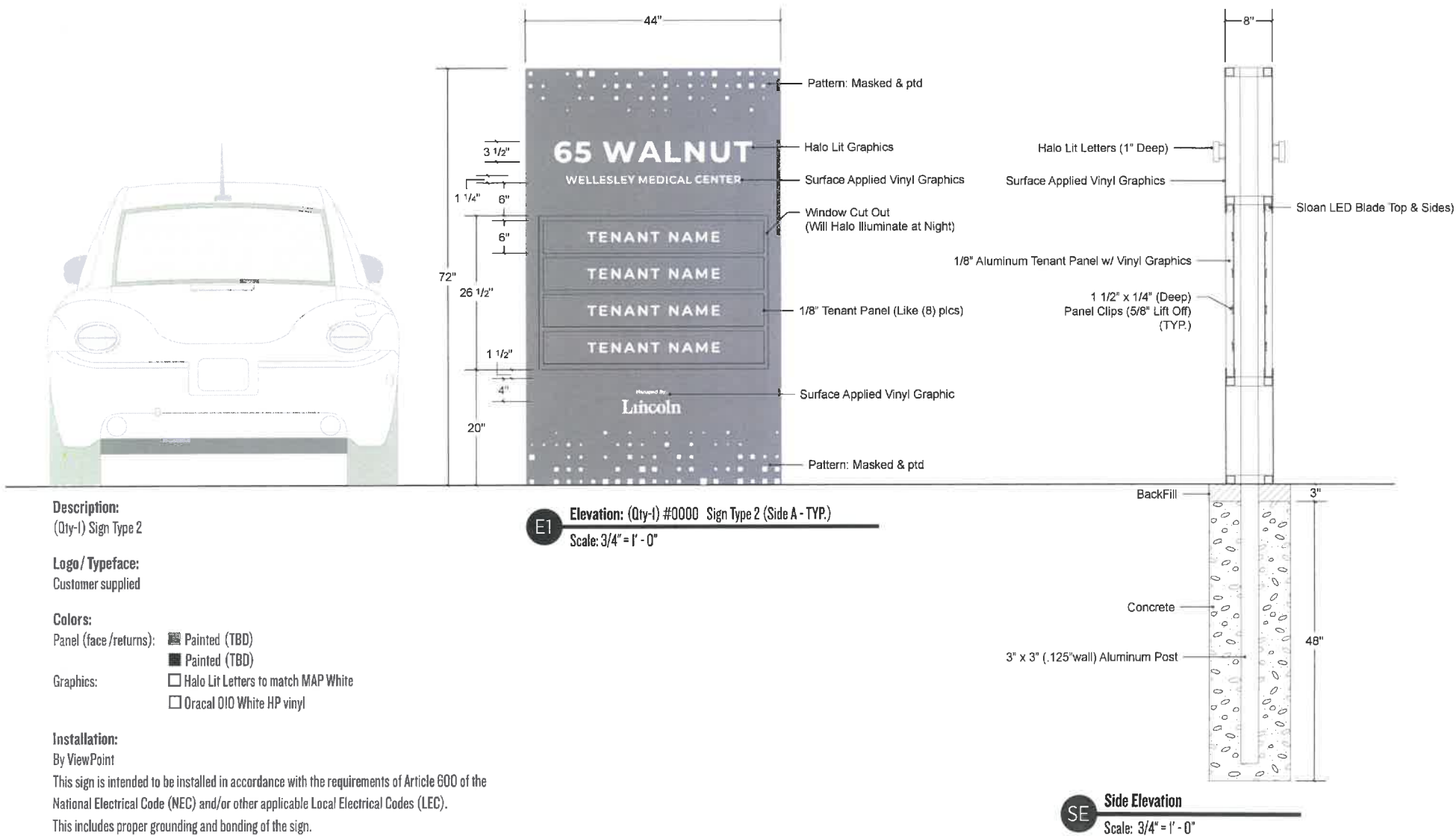
THE BSC GROUP, INC.

LAND SURVEYORS
425 SUMMER STREET

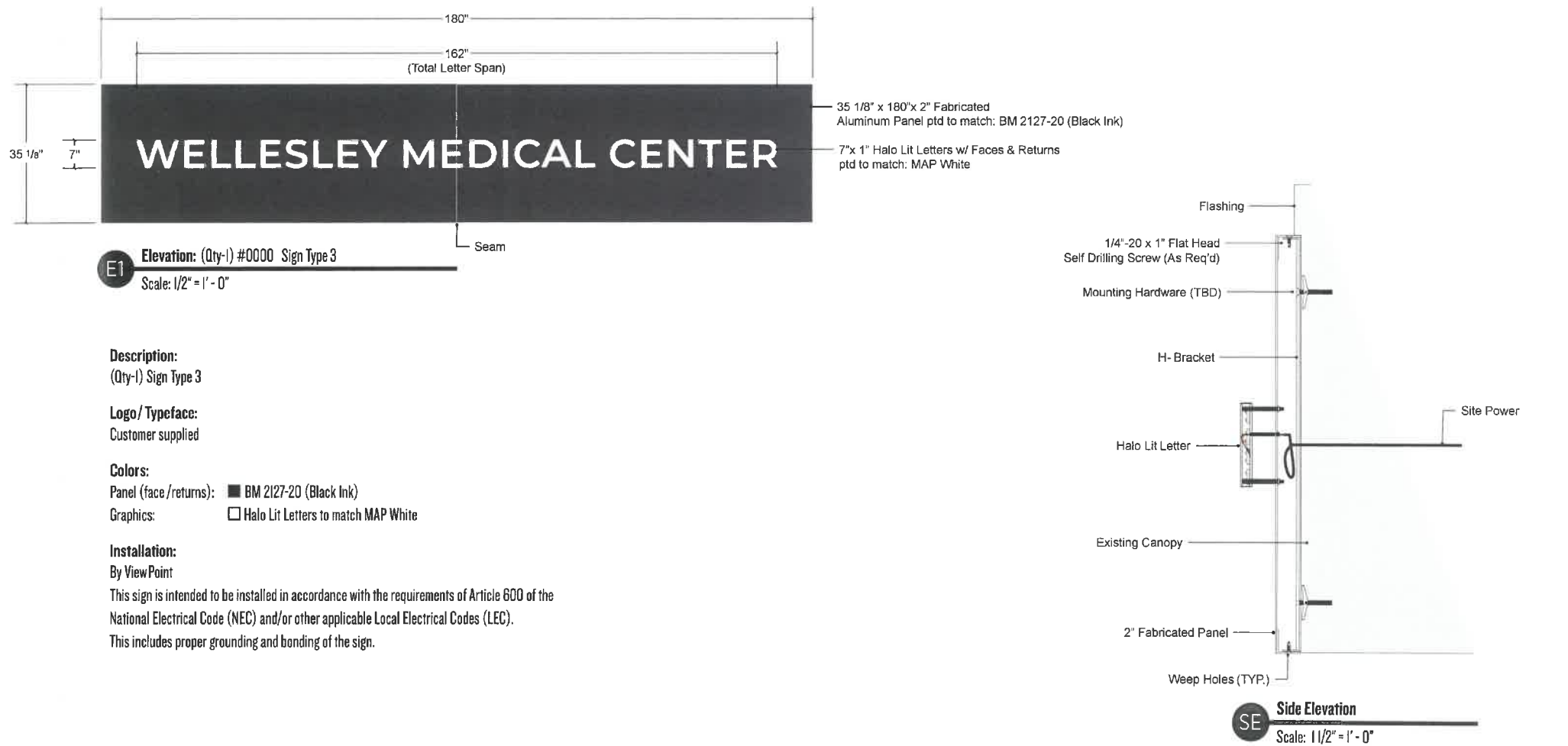
CIVIL ENGINEERS
BOSTON, MASS.

7.0778.65 (617) 345-5300 DWG. #250 FF-20

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



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



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

