

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 2025-49
Petition of O'Brien & Flaherty Trust
2 Washington 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 O'Brien & Flaherty Trust requesting a Special Permit pursuant to the provisions of Section 5.18 and Section 6.3 of the Zoning Bylaw for installation of two halo lit canopy signs that will exceed the total number of signs, number of canopy signs, and canopy sign letter height allowed by-right, at 2 Washington Street, in the Lower Falls Village Commercial 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 Carolyn Parker, representing O'Brien & Flaherty Trust, the Petitioner. Ms. Parker said that the request is for two halo-lit, 14-inch Sunoco logo canopy signs to replace four existing Sunoco swoosh and NASCAR canopy signs. She said that the total area of signage will be reduced.

The Chairman asked about hours of illumination. Ms. Parker said that the signs will be illuminated when the store is open. She said that safety lighting will stay on.

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

Statement of Facts

The subject property is located at 2 Washington Street, in the Lower Falls Village Commercial 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 halo lit canopy signs that will exceed the total number of signs, number of canopy signs, and canopy sign letter height allowed by-right.

Letter to Zoning Board of Appeals, dated 7/30/25, from Carolyn Parker, re: Sunoco, Owner/Landlord Authorization, signed by Elizabeth O'Brien and Elaine Early, Sign Information, Photographs of Existing Site, Ultra Image Gas Canopy, Channel Letters, and Under Canopy Imaging Plans, dated 2/17/25, prepared by Total Imaging, were submitted.

On June 26, 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 halo lit canopy signs that will exceed the total number of signs, number of canopy signs, and canopy sign letter height 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 halo lit canopy signs that will exceed the total number of signs, number of canopy signs, and canopy sign letter height allowed by-right, subject to the following condition:

- Signs shall be illuminated only during business hours.

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.

2025 SEP 25 AM 11:44
TOWN CLERK'S OFFICE
WELLINGTON, MA 02482

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

ZBA 2025-49
Applicant O'Brien & Flaherty Trust
Address 2 Washington Street

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02481
2025 SEP 25 AM 11:45

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



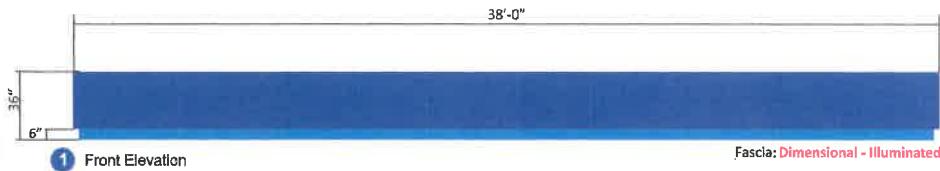
Ultra Image Gas Canopy

Existing Gas Canopy

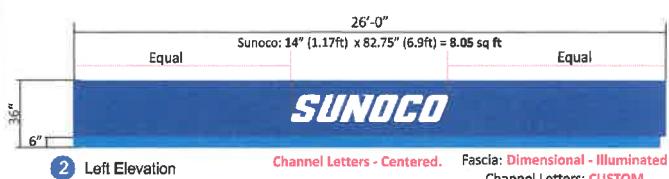


Dimensional - Illuminated Fascia

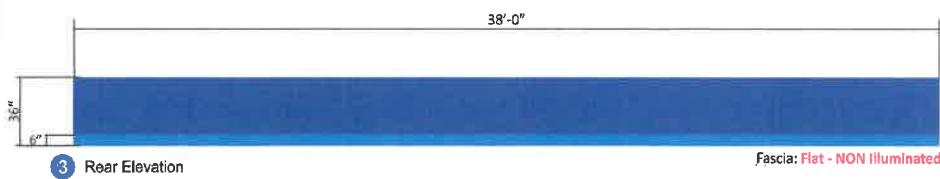
38'-0"



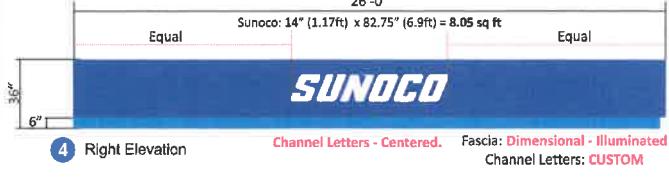
① Front Elevation



② Left Elevation



③ Rear Elevation

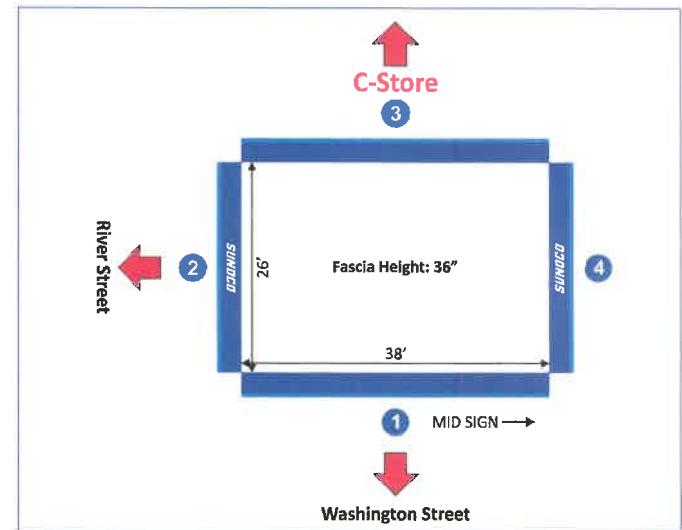


④ Right Elevation

38'-0" x 26'-0" x 36"
Qty: 2 Canopy Columns

Scope of Work:

Remove existing fascia and dispose.
Install square corner kits provided by Fed Heath.
Install 36" pre-imaged Sunoco Blue/Lt Blue fascia panels.
Fascia to be DIMENSIONAL-ILLUMINATED on front/left/right.
Fascia to be FLAT NON-ILLUMINATED on rear elevation.
Install Qty: 1 set of Sunoco Halo Lit Channel Letters on left elevation
Install Qty: 1 set of Sunoco Halo Lit Channel Letters on right elevation



Revisions:

Rev. 0 - Original Drawing	02/17/2025
Rev. 1 - Non-illuminated fascia & signs.	02/17/2025
Rev. 2 - Dimensional fascia. Halo lit channel letters.	06/27/2025

Address: **2 Washington Street**
Wellesley, MA 02481

Customer: **PRO SIGNS**

Drawn by: **EG**

Job Number: SUN-30650-SR

Date: **02/17/2025**

Customer Approval: _____

This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission.

Please Initial here