

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ZBA 2025-50

Petition of 680 Worcester Road LLC

680 Worcester 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 680 Worcester Road 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 halo lit wall signs, two halo-lit street number signs, and a standing sign that will exceed the total number of signs, total signage area, standing sign area, number of wall signs, and wall sign area allowed by-right, at 680 Worcester Street, in a 10,000 square foot Single Residence District. A Special Permit is required for a standing sign within the required setback area.

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 Steve Schwede, Fast Signs, representing 680 Worcester Road LLC, the Petitioner. He said that the request is for five signs that include four halo-lit walls signs and a halo-lit standing sign in front of the building.

The Chairman said that a plot plan with setback dimensions for the standing sign was not submitted. Board members said that they did not have enough information before them to act on the standing sign. Mr. Schwede requested that the Board allow the standing sign to be withdrawn without prejudice from the petition. The Board voted unanimously to allow the request for relief for the standing sign to be withdrawn without prejudice from the petition.

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

### Statement of Facts

The subject property is located at 680 Worcester Street, in a 10,000 square foot Single Residence 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 wall signs and two halo-lit street number signs that will

exceed the total number of signs, total signage area, number of wall signs, and wall sign area allowed by-right.

Sign Information, Cover Page, Primary Signage, Sign Construction & Mounting Details, Primary Signage on Building, Building Address Signage, Standing Sign, Proposed Standing Sign Location, Neighborhood View and Aerial View Plans, prepared by Fast Signs, were submitted.

On November 21, 2024, the Design Review Board voted unanimously to accept the application as presented, subject to recommendations.

#### 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 wall signs and two halo-lit street number signs that will exceed the total number of signs, total signage area, number of wall signs, and wall 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 halo lit wall signs and two halo-lit street number signs that will exceed the total number of signs, total signage area, number of wall signs, and wall sign area 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  
WILLESTON, MA 02482  
2025 SEP 25 AM 11:43

ZBA 2025-50  
Petition of 680 Worcester Road LLC  
680 Worcester Street

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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                    2025-50  
Applicant        680 Worcester Road LLC  
Address           680 Worcester Street

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
25 SEP 25 AM 11:43

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





HIGHLAND PARK

**Highland Park**  
**Luxury Apartment Complex**  
 680 Worcester Street (Route 9)  
 Wellesley, MA 02482



**Future Tree**  
**Actual Size Rendering**  
**& Information**

*All 6 trees along Rt. 9 are Redpointe Red Maples.*

*Within 1-1.5 years will grow fully covering majority of plan B layout*

*Size: grows up to 40' tall x 20' wide*

*Appearance: broad pyramidal crown, dark green leaves with red stems.*

*Fall: leaves turn brilliant reds, oranges and yellows*

*Spring: blooms inconspicuous flowers*



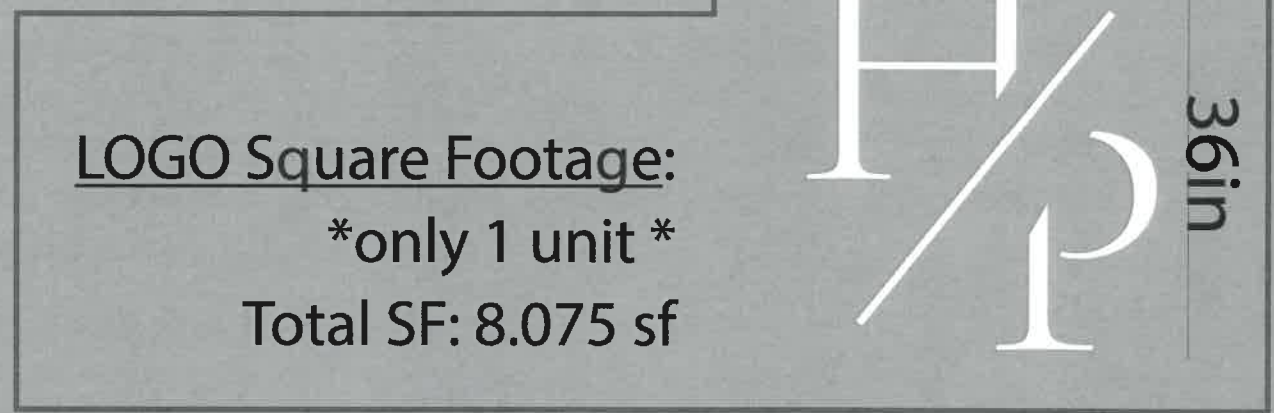
# Primary Signage

**Higland Park**  
**Luxury Apartment Complex**  
680 Worcester Street (Route 9)  
Wellesley, MA 02482



NAME Square Footage:  
\*only 1 unit\*  
Total SF: 21.3 sf

- Faces: Painted White
- Returns: Painted White



LOGO Square Footage:  
\*only 1 unit \*  
Total SF: 8.075 sf

Product:  
Internally Illuminated Halo-Lit (Reverse) Channel Letters  
Letters: Fabricated Aluminum with 3.5" Deep Returns  
Backs: Clear Poly (to allow light refraction)  
LEDs: True White - Color Temperature 6500k  
Individually mounted Letters

*Example of Illumination -->*



**TOTAL Primary Signage**  
**Square Footage**  
**Total SF: 29.38 sf**



# Primary Signage on Building

Proposed placement:

**Highland Park**  
**Luxury Apartment Complex**  
 680 Worcester Street (Route 9)  
 Wellesley, MA 02482

## Site Map Placement





# Building Address Signage

**Higland Park**  
**Luxury Apartment Complex**  
680 Worcester Street (Route 9)  
Wellesley, MA 02482



## Product:

Internally Illuminated Halo-Lit (Reverse) Channel Letters

Letters: Fabricated Aluminum with 3.5" Deep Returns

Backs: Clear Poly (to allow light refraction)

LEDs: True White - Color Temperature 6500k

Individually mounted Letters

- ☐ Faces: Painted White
- ☐ Returns: Painted White

*Example of Illumination -->*



Building Address  
Square Footage  
Total SF: 11.5 sf