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**Barney S. Heath**  
Director

## ZONING REVIEW MEMORANDUM

Date: March 16, 2021

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official  
Neil Cronin, Chief Planner for Current Planning

Cc: Two Wells Ave Equity Ind. Part., Applicant  
Steven Geller, Bright Horizons  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Assistant City Solicitor

RE: **Special Permit to allow an oversized secondary wall sign**

Applicant: Bright Horizons Day Care	
<b>Site:</b> 2 Wells Ave	<b>SBL:</b> 84034 0002K
<b>Zoning:</b> LM	<b>Lot Area:</b> 436,175 square feet
<b>Current use:</b> Office	<b>Proposed use:</b> Office and day care center

### BACKGROUND:

The property at 2 Wells Avenue consists 436,175 square feet in the Limited Manufacturing zone in the Wells Avenue office park. It is improved with a three-story office building and 477 surface parking stalls constructed under special permit. The petitioner proposes to construct a 373 square foot wall mounted secondary sign on the front façade.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Steven Geller, Bright Horizons, dated 2/4/2021
- 2 Wells Ave Sign powerpoint, prepared by Steven Geller, Bright Horizons, dated 2/4/2021

**ADMINISTRATIVE DETERMINATIONS:**

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1. Section 5.2.8 limits the size of a secondary wall sign to 1 square foot per linear foot of building wall or 50 square feet, whichever is less. The building is 280 feet wide, resulting in a maximum size of 50 square feet. The petitioner proposes a 373 square foot wall-mounted sign along a 150-foot band on the parapet of the building. A special permit per sections 5.2.8 and 5.2.13 is required to allow a secondary sign in excess of 50 square feet.

<b>Administrative Site Plan Review</b>		
<b>Ordinance</b>		<b>Action Required</b>
§5.2.8 §5.2.13	Request to allow a secondary sign in excess of 50 square feet	S.P. per §7.3.3