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**MINUTES OF THE MEETING OF THE BOARD OF APPEALS
BURLINGTON, MA
May 3, 2022**

Chairman Michael Murray, Jr. called the meeting of the Burlington Board of Appeals to order at 7:30 p.m. The meeting was held in the Main Town Hall Meeting Room, 2nd Floor, 29 Center Street, Burlington

Present: Chairman: Michael Murray Jr., Charles Viveiros, Mark Burke, Joe Currier, John Sullivan, and Jeremy Harrington

Absent: Jeffrey DiBona

Continued Hearing

2022-3B

The petition of Joss & Main for property located at 75 Middlesex Turnpike, Unit #1400 (Burlington Mall), as shown on the Burlington Assessor's records as Map and Parcel # 46-24-0 and 52-2-0 and Middlesex South Registry of Deeds Book-Page # 1524-35 and 993-41, to install one (1) Wall Sign as follows:

Wall Sign to be located on the front façade of the tenant space at the second-floor level. The proposed sign is 2'-10" in height and 20'-11 ¼" in length and reads "Joss & Main". The proposed sign is not in compliance with the Burlington Zoning Bylaws Section 13.1.3.2.4: "At the first-floor level a sign may extend across the full width of the wall. At other than the first-floor level, a sign shall be six (6) feet or less in length."

This is also the second Wall Sign on the same elevation and therefore violates Section 13.1.3.2.1. In addition, because of previously issued Board of Appeals decisions (Case # 2016-127 for Arhaus Furniture and Case # 2017-163 for the Friendly Toast) all new/additional signage on the main Burlington Mall building, even permitted by right, are subject to Zoning Board of Appeals review.

Kristen Hung introduced herself along with Madeline Madden from Joss & Main. Ms. Hung explained this was the third time they have been in front of the Board, and she believes the new sign incorporates the Board's concerns and requests.

Board members had no concerns.

Hearing opened to the public. No one present to speak for or against. Motion made and seconded to close the public hearing. 5-0 in favor.

Motion made and seconded to grant a Wall sign as shown on renderings with the date of 1-10-22 with the condition, illumination is not to exceed ninety lumens per square foot and no other signs on the building even by right. 5-0 in favor.

New Hearing

22-8

D1 Training

The petition of Fast Signs for D1 Training for property located 60 South Ave, Unit 2, Burlington, MA 01803 as shown on the Burlington Assessor's records Book-Page # 70-125, Map and Parcel reference # 45c-26-5, to install two (2) Wall Signs.

Both signs are to be 40 inches in height by 208.4 inches in width to read "D1 TRAINING". One sign will be located on the front elevation and the second sign will be located on the rear elevation.

The signs are in violation per Burlington Zoning Bylaw Section 13.1.3.2 and Section 13.1.3.2.4 – Wall signs at the first-floor level may extend across the full width of the wall. At other than the first floor, a sign shall be six (6) feet or less in length.

Documentation in support of this proposal is available for public inspection as shown on plans filed with the Zoning

Board of Appeals a copy of which is on file with the Town Clerk's office and on the Board of Appeals website (Application #22-8).

Nik Shah from Fast Signs from Fast Signs introduced himself and described the signs he is seeking relief for. He explained it was a national account and they determine the dimension that would be appropriate for the façade, and they were needed for visibility.

Mr. Sullivan asked about the square footage of the previous Thomasville sign and was informed by Mr. Shah he was unsure. Mr. Sullivan stated he would feel more comfortable knowing the square footage before deciding.

Mr. Shah stated that sign was bigger and explained how they determined the size of the lettering, for proper visibility.

Mr. Murray asked about illumination and informed the applicant the Board sets a condition that illumination will be less than 90 lumens per square foot. Mr. Shah stated they would stay within the requirement.

Hearing open to the public: No one present to speak for or against. Motion made and seconded to close the public hearing. 5-0 in favor

Additional comments

Mr. Currier stated the sign is smaller than the previous sign.

Mr. Sullivan stated the place has been empty for a long time and he is glad to see someone coming into the site. He agreed the sign fits into the space.

Motion made and seconded to grant a Special sign permit for two wall signs as shown on rendering submitted with the application with the condition illumination is not to exceed ninety lumens per square foot and no other signs even if by right. 5-0 in favor

Minutes: Motion made and seconded to approve the minutes from April 19th. 5-0 in favor

Adjourn: Motion made and seconded to adjourn. 5-0 in favor.