Continued Hearing
2019-32A
108 Middlesex St

The petition of Site Enhancement Services for Yard House USA for property located at 108 Middlesex Turnpike, Burlington as shown in Book-Page 919-44, Map #52, Parcel #10 of the Burlington Assessor’s Maps. Sign G1 is proposed to be a wall sign to be 6’-10 1/8” x 3’-11 5/16” to be located on the Front (east) elevation 1st Kegman (c) to the right of the main entry door, to read a silhouette of a man carrying a keg on their back. Violation for the same reason as Sign B.

Sign G2 and G4 is a proposed wall sign to be 7’-1 3/16” x 3’-9 9/16” to be located on the Front (east) elevation 2nd and 4th Kegman to the right of the main entrance and to read a silhouette of a man carrying a keg on their back. Violation same as Sign B

Sign G3 is a proposed wall sign to be 6’-9 7/8” x 4’-4 ¾” to be located on the Front (east) elevation 3rd Kegman to the right of the main entry door and to read a silhouette of a man carrying a keg on their back. Violation for the same as Sign B.

Sign G1 is proposed to be a wall sign to be 6’-10 1/8” x 3’-11 5/16” to be located on the Front (east) elevation 1st Kegman (c) to the right of the main entry door, to read a silhouette of a man carrying a keg on their back. Violation for the same reason as Sign B.

Request to extend the subdivision variance 2018-207. 108 Muller Road
Petition of Attorney Thomas Murhy for Mr. and Mrs. Petro for property located at 108 Muller Road, Burlington, to extend the variance for 6 months, which will extend the deadline to April 22, 2020.

New Hearing
2019-33
6 Wayside
The petition of Sign Design, Inc. for property located at 6 Wayside Road as shown on Book-Page #46898-555, Map #48, Parcel #2 of the Burlington Assessor’s Maps. The applicant is seeking a Special Sign Permit for the installation of two (2) signs Sign A is a Wall Sign to be 20” x 13’-11” to be located on the Front (south)
elevation above the store entry and to read “NOTHING bundt CAKES” with a sunflower image over the center of the sign.

Sign is denied due to previous Board of Appeals decision prohibits any additional signage on the building (BOA #12003/March ’03 and #11919/June ’09).

Sign B is a Projecting Sign to be 12” x 3’-0” to be located on the Front (south) elevation to the right of the store entry to read “NOTHING bundt Cakes”. Sign is denied for same reason as Sign A.

As shown on plans submitted on September 5, 2019 and a copy may be reviewed at the Town Clerk’s Office.

New Hearing
2019-34
34 Cambridge Street

The petition of Jennifer Wolfe for Total Wine located at 34 Cambridge Street as shown on Map #48, Parcel #38 of the Burlington Assessor’s Maps. The applicant is seeking a Special Sign Permit for the installation of five (5) signs.

Sign A is proposed to remove and replace a Wall Sign to be 6’-6 1/2” x 27’-3 3/8” to be locate on the Front (south) elevation over the main entry and to read ‘Total Wine SPIRITS BEER & MORE with a grape graphics in the middle’. Sign is denied due to violation of Burlington Zoning By Law, Article 13, section 13.1.3.2.3 no Wall Signs shall be four feet (4’-0”) or less in height.

Sign B, C, D & E are to be Wall Signs 3’-0” in diameter to read ‘grape graphic with outer ring being circled.’ Sign B is to located on the Front (south) elevation left of the entry door. Signs C, D, and E to be located on the front (south) elevation evenly spaced along the upper front facade. Signs are denied due to violation of Burlington Zoning By Law, Article 13, Section 13.1.3.2.1, one wall sign is permitted for each business side of the building. Signs B thru E would be on the same elevation and business sign.

In addition, previous Burlington Board of Appeals decisions prohibit any additional signage on the building even if by right. (BOA decisions 2018-199, 2018-191, 2013-191, 2010#11951.

As shown on plans submitted on September 12, 2019 and a copy may be reviewed at the Town Clerk’s Office.

Minutes from September 20, 2019
Adjourn
Continued Hearing

2019-32A
108 Middlesex St

The petition of Site Enhancement Services for Yard House USA for property located at 108 Middlesex Turnpike, Burlington as shown in Book-Page 919-44, Map #52, Parcel #10 of the Burlington Assessor’s Maps.

Sign G1 is proposed to be a wall sign to be 6'-10 1/8” x 3'-11 5/16” to be located on the Front (east) elevation 1st Kegman (c) to the right of the main entry door, to read a silhouette of a man carrying a keg on their back. Violation for the same reason as Sign B.

Sign G2 and G4 is a proposed wall sign to be 7'-1 3/16” x 3'-9 9/16” to be located on the Front (east) elevation 2nd and 4th Kegman to the right of the main entrance and to read a silhouette of a man carrying a keg on their back. Violation same as Sign B.

Sign G3 is a proposed wall sign to be 6'-9 7/8” x 4'-4 ¾” to be located on the Front (east) elevation 3rd Kegman to the right of the main entry door and to read a silhouette of a man carrying a keg on their back. Violation same as Sign B.

Sign G1 is proposed to be a wall sign to be 6'-10 1/8” x 3'-11 5/16” to be located on the Front (east) elevation 1st Kegman (c) to the right of the main entry door, to read a silhouette of a man carrying a keg on their back. Violation for the same reason as Sign B.

Sign G2 and G4 is a proposed wall sign to be 7'-1 3/16” x 3'-9 9/16” to be located on the Front (east) elevation 2nd and 4th Kegman to the right of the main entrance and to read a silhouette of a man carrying a keg on their back. Violation same as Sign B.

Sign G3 is a proposed wall sign to be 6'-9 7/8” x 4'-4 ¾” to be located on the Front (east) elevation 3rd Kegman to the right of the main entry door and to read a silhouette of a man carrying a keg on their back. Violation same as Sign B.

Request to extend the subdivision variance 2018-207. 108 Muller Road

Petition of Attorney Thomas Murhy for Mr. and Mrs. Petro for property located at 108 Muller Road, Burlington, to extend the variance for 6 months, which will extend the deadline to April 22, 2020.

New Hearing

2019-33
6 Wayside

The petition of Sign Design, Inc. for property located at 6 Wayside Road as shown on Book- Page # 4689-55, Map #48, Parcel #2 of the Burlington Assessor’s Maps. The applicant is seeking a Special Sign Permit for the installation of two (2) signs. Sign A is a Wall Sign to be 20” x 13”-11” to be located on the Front (south)
elevation above the store entry and to read “NOTHING bundt CAKES” with a sunflower image over the center of the sign.
Sign is denied due to previous Board of Appeals decision prohibits any additional signage on the building (BOA #12003/ March ’03 and #1919/June ’09).
Sign B is a Projecting Sign to be 12” x 3’-0” to be located on the Front(south) elevation to the right of the store entry to read “NOTHING bundt Cakes”. Sign is denied for same reason as Sign A.
As shown on plans submitted on September 5, 2019 and a copy may be reviewed at the Town Clerk’s Office.

New Hearing
2019-34
34 Cambridge Street

The petition of Jennifer Wolfe for Total Wine located at 34 Cambridge Street as shown on Map #48, Parcel # 38 of the Burlington Assessor’s Maps. The applicant is seeking a Special Sign Permit for the installation of five (5) signs.
Sign A is proposed to remove and replace a Wall Sign to be 6'-6 1/2” x 27'-3 3/8” to be locate on the Front (south) elevation over the main entry and to read ‘Total Wine SPIRITS BEER & MORE with a grape graphics in the middle’. Sign is denied due to violation of Burlington Zoning By Law, Article 13, section 13.1.3.2.3 no Wall Signs shall be four feet (4'-0'”) or less in height.
Sign B, C, D & E are to be Wall Signs 3’-0” in diameter to read ‘grape graphic with outer ring being circled.’ Sign B is to located on the Front (south) elevation left of the entry door. Signs C, D, and E to be located on the front (south) elevation evenly spaced along the upper front facade. Signs are denied due to violation of Burlington Zoning By Law, Article 13, Section 13.1.3.2.1, one wall sign is permitted for each business side of the building. Signs B thru E would be on the same elevation and business sign.
In addition, previous Burling Board of Appeals decisions prohibit any additional signage on the building even if by right. (BOA decisions 2018-199, 2018-191,2013-191, 2010#11951.
As shown on plans submitted on September 12, 2019 and a copy may be reviewed at the Town Clerk’s Office.

Minutes from September 20,2019
Adjourn
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, and 29 Center Street, Burlington, MA.

Present: Chairman: Michael Murray Jr., Charles Viveiros, Mark Burke, Brenda Rappaport and Adam Tigges
Absent: John Sullivan

Continued Hearing
2019-32A
108 Middlesex Turnpike

Chairman Murray stated the Board has received a letter stating the applicant wanted to withdraw without prejudice for the Kegman’s signage.
Motion made and seconded to withdraw the application for the continued hearing 2019-32A. All members voted in favor.

Request to extend the subdivision variance 2018-207. 108 Muller Road

Chairman Murray stated that the applicant would like to extend the deadline of their variance for 6 months that is due to expire on October 22, 2018. Mr. Murray explained the applicant was still working with the Planning Board and until they receive a decision and the appeal date, they are unable to act on the variance. that is why the request is necessary.
Motion made and seconded to extend the deadline to April 22, 2020. 5-0 vote in favor.

New Hearing
2019-33
6 Wayside

Legal notice posted as required and sent to abutters and surrounding communities

Tom Hannon from Sign Design introduced himself and stated he was representing ‘Nothing bundt Cakes’ to be located at 6 Wayside Road. He described the signs as channel lit with a translucent vinyl cover, therefore the light will go thru the front.

Mr. Burke asked about the lumens and explained the town requires the illumination is to be less than 90 Lumens per square foot. He also asked if the blade sign would be illuminated and was informed it would not be.

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 support.

Motion made and seconded to approve the 2 signs as shown on drawings, sheets 1-4, submitted with the application dated 11-2-2018. The special sign permit was granted with the conditions illumination can not exceed 90 lumens per square foot.
Members voted 5-0 to approve the special sign permit.

New Hearing
2019-34
Total Wine
Jennifer Wolfe introduced herself as representing Total Wine explaining the shopping center is currently undergoing a new façade and the façade will be a cream color. Because of that, they are looking to change the signage from the white channel letters allowing the signs to show on new background.

She explained the new sign would be the same size as the existing sign. She describes this being an aluminum sign as face lit/halo lit channel letters with LED illumination. She describes signs B, C, D and E the logos and will be made from stainless steel with a second layer of stainless steel. These will be on a timer to be turned off at 12:00. The illumination will be LED with a clear polycarbonate with a diffuser film.

Mr. Sheridan confirmed the signage would be the same size, just a different color and was informed it was correct.

Ms. Rappaport stated she didn’t have a problem with the signage and illumination.

Mr. Viveiros asked if they were taking over the CVS space and was told they were. He added there could be no other signs on the building.

Mr. Burke asked if the Blade signs will remain the same and was informed there would be no change. It was also pointed out the current entrance would be the only entrance.

Ms. Wolfe stated the storefront is very large and needs lighting to break it up.

Mr. Murray asked for clarification on the size of the grape logos and was informed the correct dimension would be 2 feet.

Hearing opened to the public hearing. No one present to speak for or against,
Motion made and seconded to close the public hearing. All members voted in favor.

Motion to grant a special sign permit to Total Wine to grant the signage package, sheets 6, 9, and 10 submitted with the application with the date 5-2-2019. The Special Sign permit was granted with the conditions the timer is to be set from 6:00 PM to 12:00, signs B, C,D and E are to be 2 feet in diameter and not to exceed 90 lumens per square foot. 5-0 vote in favor.

Motion made and seconded to approve the Minutes from September 20th. 5-0 in favor
Motion made and seconded to adjourn. 5-0 in favor