Continued Hearing
2019-35
Electric Supply Company

The petition of Electric Supply Company for property at 200 Middlesex Street as shown on Map #39, Parcel #12-0 of the Burlington Assessor’s Maps. The applicant is seeking a Special Sign Permit to install five (5) Signs. The proposed signage is as follows:
Sign 1 is to be an interior sign 3'-8" x 12'-0" to be located within the lobby/foyer of the building. Burlington Zoning By Law has no regulation on interior signs.
Sign 2 is to be a Wall Sign 8'-3" x 34'-2" to be located on the Front (south) elevation on the left side to read ‘ESC with a 3 square graphic pattern to the right’. Violation of Article 13, section 13.1.4.2.1, wall sign shall be six (6) feet or less, proposed sign is 8'-3" in height.
Sign 3 is to be a Wall Sign 13" x 50" to be located on the Front (south) elevation on the left side of main entry door to read ‘ESC’. Violation of Article 13, section 13.1.3.2.1, one wall sign is permitted for each business side of the building. Proposed sign is 2nd for this elevation.
Sign 4 is to be a Wall Sign 76" x 54" to be located on the front elevation to the right of the main entry door to read ‘3 square graphic pattern’. Violation of Article 13, section 13.1.3.2.1 one wall sign is permitted for each business side of the building. Proposed sign is to be 3rd for this elevation.
Sign 5 is to be a Wall Sign 16'-10" x 36'-6" to be located on the Side (east) elevation to read ‘ESC with a 3 square graphic pattern on both sides’. Violation of Article 13, section 13.1.4.2.1, wall sign shall be six (6) feet or less. Wall sign shall be six (6) feet or less. Proposed sign is 16'-10" in height.

As shown on plans filed on September 23, 2019 and a copy of which can be reviewed at the Town Clerk’s.

Continued Hearing
2019-37
65 Network Dr

The petition of Stantec for property located at 65 Network Drive as shown on Map #32, Parcel #3-1 of the Burlington Assessor’s Maps. The Applicant is seeking a Special Sign Permit to install one Wall Sign to be 4'-0” x 15'-0” to be located on the West elevation below the roof line to read ‘Stantec with 4'-0” diameter circular design on the left’. The sign in violation of Burlington Zoning By Laws/Network Drive Planned development District Article 5, Section e.i.
states Wall signs above the first floor cannot exceed 6’-0” x 10’-0”.

As shown on plans filed on September 23, 2019 and a copy of which can be reviewed at the Town Clerk Office.

New Hearing
2019-38
Indian Hill

The petition of Steven Wasserman for property located at 3 Indian Hill Road as shown on Map # 35, Parcel #45 of the Burlington Assessor’s Maps. The Applicant is seeking a variance to construct a garage and front porch. The addition is in violation of Article 5, section 5.2.0.

The front setback required is 25 feet, proposed is 14.3 feet at the garage and 18.6 for the front porch.

Side setback required is 15 feet, proposed is 13.1 feet at the left side of porch, and 7.3 feet at the right side of the garage.

Side setback required is 15 feet, existing on the right side rear addition appears to be less than 15 feet.

As shown on plans filed on October 1, 2019 and a copy of which can be reviewed.

New Hearing
2019-39
Cresthaven

The petition of Haig Movsesian for property located at 4 Cresthaven Drive as shown on Map # 17, Parcel #240 of the Burlington Assessor’s Maps. The Applicant is seeking a variance to construct a new house with a front porch. The front setback is in violation of Article 5, section 5.2.0.

The front setback required is 25 feet the proposed front stairs with a roof over them will be 21 feet.

As shown on plans filed on October 4, 2019 and a copy of which can be reviewed at the Town Clerk's office.

Minutes
Adjourn
Chairman Michael Murray 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, John Sullivan, Jim Sheridan and Adam Tigges  
Absent: none  

2019-35  
Electric Supply Company  
Continued Hearing  

Jim Fournier and Andy Layman reintroduced themselves.  
Chairman Murray clarified that the Building inspector classified the two signs as Directory signs which he is permitted to do at his discretion. Therefore, the Board can make a condition “no other signs on the building” with the exception of the one directory sign. However, if the Applicant would like to, they can - apply for a new variance for the other sign because it would need to be advertised, due to being the second sign on the building.  
Mr. Fournier asked for clarification on the signage facing the employees parking lot and was informed because they agreed to a change on the front signage, they would be able to have the signage.  
Motion made and seconded to approve the following signs: Sign 2 is to be a Wall Sign 8’-3” in height by 34’-2” in length to be located on the Front (south) elevation on the left side to read ‘ESC with a 3 square graphic pattern to the right’.  
   Sign 3 is to be a Wall Sign 13” in height by 50” in length to be located on the Front (south) elevation on the left side of the main entry door to read ‘ESC’.  
   Sign 4 is to be a Wall Sign 76” in height by 54” in height to be located on the front elevation to the right of the main entry door to read a ‘3 square graphic pattern’.  
   Sign 5 is to be a Wall Sign 6’-0” in height by 23’-6” in length to be located on the Side (east) elevation to read ‘ESC with a 3 square graphic pattern on the right-hand side’.  
The Special Sign Permit was granted with the condition the illumination is to not to exceed 90 lumens per square foot, no other signs on the building with the exception of the counter sale sign to be 3’ in height by 9’ in length along the East elevation.  5-0 in favor  

Continued Hearing  
Stantec  
19-37  
No one present to present the application. Motion made and seconded to continue the hearing until December 3, 2019. All members in favor.  

New Hearing  
3 Indian Hill Rd  
19-38
The petition of Steven Wasserman for property located at 3 Indian Hill Road as shown on Map # 35, Parcel #45 of the Burlington Assessor’s Maps. The Applicant is seeking a variance to construct a garage and front porch. The addition is in violation of Article 5, section 5.2.0. The front setback required is 25 feet, proposed is 14.3 feet at the garage and 18.6 for the front porch. Side setback required is 15 feet, proposed is 13.1 feet at the left side of porch, and 7.3 feet at the right side of the garage. Side setback required is 15 feet, existing on the right-side rear addition appears to be less than 15 feet. As shown on plans filed on October 1, 2019 and a copy of which can be reviewed

Legal notice posted as required and sent to abutters and surrounding communities. Legal notice read into record.

Steve Wasserman introduced himself and provided some background information regarding his family and how they have been very involved with the community. He explained the house is a ranch and they are looking to put a front porch and a garage on but needed a variance to build it. He explained the shape of the lot, which is an angle made it difficult to do anything, and the only place they can place the garage is there. He mentioned that when it was resurveyed it was different than the original survey. He stated that he didn’t feel it derogated from the intent of the by-law and was not a detrimental to the neighborhood.

Mr. Sheridan asked for clarification of the property line and if there was a sidewalk. He was informed that there was no sidewalk, just grass in front of the home.

Ms. Rappaport stated she thought the 26 x 24 doors were large and wondered if they could use smaller doors. Mr. Wessernam stated he needed the room in order to maneuver the vehicles.

Mr. Viveiros questioned if it could be moved back and was informed that there was a double door with covered stairs and wouldn’t be able to move it back. Mr. Viveiros stated he was against the farmer’s porch.

Mr. Murray asked about the outside stairs and was informed there was a current deck there and it was within the 15 feet setback.

Mr. Sullivan stated he went by the property and it looks more than 25 feet.
Mr. Murray stated he didn’t have a problem with the farmer’s porch but questions the size of the garage and if it was 9-foot doors, they wouldn’t need a variance. He wondered if they could remove the deck and move the garage back. He was informed there is a chimney inside the garage limiting what they could do.

Hearing opened to the public.
Mr. Murray read two emails from abutters in favor of granting the variance.
Motion made and seconded to close the public hearing. 5-0 in favor

Motion made and seconded to grant a variance for property located at 3 Indian Hill Road for the construction of a garage and front porch.
The variance is to reduce the minimum 25’ front property line setback to 14.3’ for the garage and 18.6’ for the front porch and to reduce the minimum 15’ side property line setback to 13.1’ at the left side of the porch and 7.3’ at the right side of the garage. As shown on plot plan filed with the application dated October 1, 2019. 5-0 vote in favor.

New Hearing
2019-39
Cresthaven
The petition of Haig Movsesian for property located at 4 Cresthaven Drive as shown on Map #17, Parcel #240 of the Burlington Assessor’s Maps. The Applicant is seeking a variance to construct a new house with a front porch. The front setback is in violation of Article 5, section 5.2.0. The front setback required is 25 feet the proposed front stairs with a roof over them will be 21 feet. As shown on plans filed on October 4, 2019 and a copy of which can be reviewed at the Town Clerk’s office.

Legal notice posted as required and sent to abutters and surrounding communities. Legal notice read into record.

Mr. Movsesian explained that he built a new house and because of a neighbor’s complaint of the overhang, the Building Inspector informed him it was too close to the property line and would need to be removed. Mr. Movsesian explained he had submitted all the requires documents when he applied for the permit and was given the permit. He stated the overhang is the same size as the stairs. He added it was his dream house and he felt removing the overhang would take away from the house.

Mr. Sullivan asked what he would have done if in the beginning he was informed it was too close. Mr. Movsesian stated he would have come up with other options but was not told and he has built it according to the approved plans.

Mr. Burke asked is there was any way to reduce the overhang. Mr. Movsesian responded he would have to cut it back 4 feet and he would have to move the columns up against the house.

Mr. Viveiros asked if there was a sidewalk and was informed no there was none on his side of road and the overhang was the same size as the stairs.
Ms. Rappaport stated she had no objections.
Mr. Murray stated the stairs are not covered just the platform. He stated the plans submitted had not changed and that the variance is to correct an error.

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.

Motion made and seconded to grant a variance for property located at 4 Cresthaven Drive for the construction of a new house with a front porch. The variance is to reduce the minimum 25’ front property line setback to 21.0’ for the front porch. As shown on plot plan filed with the application dated October 1, 2019 with this Board and a copy of which is on file with the Town Clerk’s Office. 5-0 in favor.

Mr. Murray announced that Ms. Rappaport would be leaving our Board to be a member of the Planning Board. He thanked her for the contributions to the Board.

Motion made and seconded to approve the minutes. 5-0 in favor
Motion made and seconded to adjourn. 5-0 in favor.