Chairman John Alberghini 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: John Alberghini, Michael Murray Jr., David Kelly and Mark Burke
Absent: Charles Viveiros, Rob Paccione, Kent Moffatt

Chairman Alberghini stated there were only 4 members present tonight, therefore if we go forward with any hearing, it would be necessary for the applicant to receive all four votes in favor.

Continued Hearing
2017-166  
119-125 Muller Road
Legal ad previously read into record.

Chairman Alberghini stated there were only 4 members present tonight, therefore if we go forward with the hearing, it would be necessary to receive all four votes in favor. He also explained we received a letter from Planning and read it into record.
Mr. Chang stated he would like to continue the hearing until March 6th.
Motion made and seconded to continue the hearing until March 6th. All members voted in favor,

Continued
2018-181  
2-10 Wayside
Legal Ad previously read into record.

Chairman explained there were only four members present and they would need to receive all four votes. Attorney Vaughan stated they would go forward.

Attorney Vaughan reintroduced himself, Tom Wilder and Ethan Solomon from The Wilder Companies along with Derek Penney from the Barlo Sign Company.

Attorney Vaughan gave a brief overview of what was previously presented. He stated they would like to put up seven (7) signs on the backside of the building. He stated they had made some changes and they are looking for three (3) 4’x25’ and four (4) 4’ x 20’.

It was explained the signs would be placed in the center of the building bump outs with a foot on top and on the bottom. All the lighting will be halo lite. Attorney Vaughan stated they had looked into goose neck lighting, however each sign would require 3-4 fixtures, therefore the halo illumination would be a better choice, plus it provides a softer look.

Members of the Board stated they agreed with the lighting plan.

Mr. Alberghini discussed the Crossroads signs decision, they have uniformed lettering, height and colors. He mentioned he was fine with lower lumens and if someone wanted to have a logo, they would have to come in front of the Board to request it.
Attorney Vaughan pointed out the sign at Crossroads was a directory sign verses individual stores. Mr. Alberghini responded it was a way of controlling signage and if a tenant wants a different color they could come back in front of the Board.

Mr. Penney explained the lumens and from the outside the signs will be 20 lumens.

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

Attorney Vaughan stated the brand and colors are important to the stores and believed the different colors would not be overwhelming.

Mr. Alberghini replied he wasn’t comfortable with such a broad decision. Mr. Wilder stated sometimes they limit the signs to two colors.

Mr. Murray stated that would give them some flexibility and the logos probably wouldn’t fit in the bump outs. He added he would like to see no advertising content.

Motion made and seconded to grant a Special Sign Permit to The Wilders Companies for the property located at 2-10 Wayside Road to install seven (7) wall signs as depicted on spec sheet submitted with the application, and the new drawings dated February 20, 2018, submitted to the Board on February 20, 2018. The content of the signs is at the discretion of the landlord and may change as needed.

The Special Sign permit was granted with the following conditions:
(1) The wording on the signs must be straight across, no stacking of letters
(2) There shall be no subsidiaries or advertising content in any of the signs
(3) Content must be only for tenants of the building facing route 128
(4) Signs are to be halo lit and illumination to be no greater than 30 lumens per square foot.
(5) Placement and size of the signs to be according to drawings 1-7 dated 2-20-2018
(6) Each individual sign may have no more than 2 colors

All members voted in favor.

2018-182
New Hearing
43 Middlesex Turnpike

The petition on Jennifer Wolfe for Old Navy for property located at 43 Middlesex Turnpike, Unit #150 as shown on Map # 59, Parcel # 22 of the Burlington Assessor’s Map. The applicant is seeking a Special Sign Permit for the installation of two (2) signs.

Sign A- Proposed to be 10’-7” x 64’-3” to be located on the Front Elevation and to read “OLD NAVY”. The sign is a remodel of the existing front elevation wall sign permitted May 2004 (#26130). The special sign permit was granted for a 5’-0” x 29’-6” sign with individual channel lettered (blue in color) and reading “OLD NAVY”. The proposal is to change the blue lexan lettering to white and to install a large blue lexan panels/backer behind the existing Wall Sign making it part of the Wall Sign.

Sign B- Proposed to be 6’-11 ¾” x 21’-6” to be located on the Rear Elevation and to read “OLD NAVY” under the roof line.

Both proposed Wall Signs violate the Town of Burlington Zoning By-law, Article 13, Section13.1.4.2 stating “Wall Signs   Within the I-R zone are permitted to be 6’-0” maximum in height”.

2
As shown on plans filed on January 24, 2018 with this Board and a copy of which is on file with the Town Clerk’s office

Legal ad read into record.

Chairman Alberghini explained the situation with only 4 members present. Ms. Wolfe stated she would like to proceed.

Ms. Wolfe introduced herself and explained why she was looking for zoning relief. She stated they were rebranding and the signage provides identity to the brand. She added statistics show rebranding regenerates business.

Mr. Burke asked about lighting and was informed it was back lit with halo illumination.

Mr. Alberghini clarified the two signs.

Mr. Kelly asked if the signs were the same size as the present ones and was informed they were smaller and the font is different. He added he agreed with other members that the blue backing is not necessary to be included as signage.

A discussion regarding the illumination of the signage and the specs for each sign were discussed.

Open to the public.

Mr. Howard Strachan, 96 Muller Rd
Mr. Strachan stated that he thought the signs there now are sufficient. Mr. Alberghini stated the front sign is smaller than the present one, and the blue panel becomes part of the sign. Mr. Strachan stated he felt it was too much. He pointed out the signage in the back is not supposed to be lit and doesn’t see why they need a sign facing the neighborhood and there is still temporary signage on the building.

Mr. Alberghini asked if the sign is in the back was visible and illuminated and was informed no.

Mr. Strachan stated he doesn’t think there is a need for the upgrading of the sign for visibility, GPS tells how to get to the store. He would like the rear sign to be removed or have no illumination.

Mr. Alberghini discussed the signage and stated he felt the front blue panel isn’t obtrusive since it is not illuminated. Also, he asked Ms. Wolfe if she would have the temporary signage removed and she agreed.

Motion made and seconded to close the public hearing. All members voted in favor.

Mr. Murray asked if they could put a condition there be no illumination on the rear sign.

Motion made and seconded to grant a Special Sign Permit to Jennifer Wolfe on behalf of Old Navy for the property located at 43 Middlesex Turnpike, Unit 150 for installation of two (2) wall signs as depicted per plan CID158666 Sheets 1-8 only (not sheets 9 and 10) submitted with the application.

The Special Sign permit was granted with the conditions (1) the front sign is to be halo lit and illumination to be no greater than 30 lumens per square foot and, (2) the rear sign has no illumination and (3) there be no other signs on the building even if by right. All members voted in favor.

Motion made and seconded to approve the minutes. All members voted in favor.

Motion made and seconded to adjourn the meeting. All members voted in favor.