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, Rob Paccione, Charles Viveiros, Michael Murray Jr., David Kelly, Kent Moffatt and Mark Burke

Absent: none

Continued Hearing
2017-166
119-125 Muller Road
Legal ad previously read into record.
Request for the hearing to be continued.
Motion made and seconded to continue the hearing until February 20th. All members voted in favor.

2017-150
Millipore -Review of the intensity of illumination and transition periods of the “M” and the Art Wall

Chairman Alberghini stated that there have been two Special meetings at the Millipore site, one at night and one during the day to view the Art Wall and the “M” signs at various settings.

Attorney Mark Vaughan reintroduced himself, along with Dan Trinkle and Hank Lewis. Attorney Vaughan stated due to the site visits they have changed the transition period and adjusted the settings for day and night time. The Night time is now at a 10 setting which is what Millipore prefers, explaining if the intensity is too low the banding is off. The daytime is set at various settings depending on the time of the day. He added he felt the preferred 10 setting and slower transitions meets the Board’s objectives.

Mr. Murray stated he appreciated the efforts that have been put into resolving the illumination and transitions of the signs. He added that he is alright with the signs especially since the amount of red has been decreased.

Mr. Paccione asked if the red color had been altered because it didn’t seem as prominent and was informed it had been. He reviewed the times and settings for the sign.

Mr. Viveiros agreed the slower transition was an improvement and was ok with the setting of 10. Mr. Burke stated he preferred the 6 setting. Mr. Lewis responded at the 6 setting the rippling effect is noticeable. Mr. Alberghini stated he was unable to notice the rippling at 6 and Mr. Lewis replied they had changed the animation and that has helped.

Mr. Moffatt added that he didn’t see a difference either and prefers the 6 setting.

Mr. Kelly thanked them for accommodating their requests and is content with the desired settings.

Mr. Alberghini stated the transition is not distracting and feels the daytime settings are fine, however he prefers the nighttime setting to be at 6. The transition time was explained as being set at 120 second animation with a rest time of 1 second. Mr. Alberghini stated it was less distracting.
Open to the public.

Carol Perna from the Planning Board stated she prefers the setting to be at 6 at night because the 10 is too bright. She stated she still has concerns with the speed of the change but feels it is much better.

Motion made and seconded to close Public Hearing. All members in favor.

Motion made and seconded to approve 4-1 (John Alberghini voted against) the following conditions on for the “M” signs:

Between 6:00 AM to 9:00 AM a setting of 12
9:00 AM to 4:00 PM a setting of 14
4:00 PM to 12:00 AM a setting of 10
12:00 PM to 6:00 AM the signs are off.

The Art Wall will be on during regular working days between the hours of 7:00 AM to 5:30 PM.
With a 20 setting or 56.25 lumens.

Abbott
2018-178
23 Fourth

The petition of Viewpoint Sign and Awning on behalf of Abbott for the property located at 23 Fourth Avenue in the Northwest Park Planned Development District, as shown on Map # 39, Parcel # 6 on the Burlington Assessor’s Map. The applicant is seeking a Special Sign Permit to construct a Wall Sign to be 1’-3” x 4’-10” to be located on the West elevation over the main entry to read “ABBOTT” with graphic design on the left. The sign is compliant but a previous Town of Burlington Board of Appeals decision (#2016-14) placed a condition on the approval “that there be no other signs on the building, even if by right.”

Proposed project signage is as shown on plans and application materials filed on January 11, 2018 with this Board and a copy of which is on file with the Town Clerk’s office.

Legal notice read into record.

Lauren Cronin introduced herself stating she was from Viewpoint Sign and Awning and was in front of the Board on behalf of Abbott. She explained she was looking to replace the St. Jude signs to Abbott and the signs would be placed at the same locations. She further explained there are two separate buildings and the reason she was here was because of a condition placed on a previous application.

Mr. Alberghini provided a brief explanation as to why the Board puts that condition on.

Mr. Moffatt asked about the illumination and Ms. Cronin explained the sign on 4th Ave will not be illuminated.

Mr. Kelly stated it fell in the PDD and is compliant with the requirements, however questioned that on the construction drawings 80 lumens are hand written. Questioned if this was referring to 168 Middlesex Turnpike.

Mr. Paccione stated he believes the sign fits the space.

Mr. Alberghini asked if the drawings were to scale and Ms. Cronin stated she wasn’t sure. The previous sign looks higher due to the logo.

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

Motion made and seconded voted 5-0 to grant a Special Sign Permit to Viewpoint Sign and Awning on behalf of ABBOTT for the property located at 23 Fourth Avenue to install a Wall Sign to be 1’-3” x 4’-
10” to be located on the West elevation as depicted on drawings E01 and C095874 Sheet 1 and Sheet 2 dated 1-24-2017 as submitted with the application on January 11, 2018 to read “ABBOTT” with a graphic design to the left. All members voted in favor.

Abbott
2018-179
168 Middlesex Street

The petition of Viewpoint Sign and Awning on behalf of Abbott for the property located at 168 Middlesex Turnpike in the Northwest Park Planned Development District, as shown on Map # 39, Parcel # 5 on the Burlington Assessor’s Map. The applicant is seeking a Special Sign Permit pursuant to Article 7, Sections 5vi and previous Town of Burlington Board of Appeals decision #2014-51.

Proposed Marque signage is to be 2’-6” x 9’-8 11/16” to be located on the East elevation over the main entry to read “ABBOTT” with a graphic design on the left.

Proposed signage is in violation of the Northwest Park PDD Article 7, Section 5vi; a Marquee sign shall not project more than ten (10) feet from the face of the building. Existing roof structure projects more than ten (10) feet. Along with individual letters shall not exceed two (2’-0”) in height. Proposed graphic is 2’-6” (30”).

Previous Town of Board of Appeals decision #2014-51 directed what signage is to read and dimensions.

Proposed project signage is as shown on plans and application materials filed on January 11, 2018 with this Board and a copy of which is on file with the Town Clerk’s office.

Legal Notice read into record.

Ms. Cronin explained she was looking to install a sign in front of the canopy. It would be located at the same location and would halo lit as the previous sign.

Mr. Alberghini pointed out the 80 lumens applies to this sign and according to the drawing it is internally illuminated.

Ms. Cronin stated it would be front lit with internal illumination with black dual color vinyl. Mr. Alberghini stated he would prefer halo lit with 80 lumens per square foot. Ms. Cronin stated she didn’t think that would be a problem and was informed to send an updated drawing to the Building inspector.

Hearing open 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.

Motion made and seconded to grant a Special Sign Permit to Viewpoint Sign and Awning on behalf of ABBOTT for the property located at 168 Middlesex Turnpike to install a Marque Sign as depicted on drawings E01 and C097349 dated 10-3-2017 as submitted with the application on January 11, 2018 to read “ABBOTT” with graphic design on the left. The Special Sign permit was granted with the conditions (1) the illumination be halo lit, not internally illuminated as shown on the drawings, and (2) the illumination is to be no greater than 80 lumens per square feet. All members voted in favor.
The petition on LTF Real Estate Company Inc. for property located at 186 Middlesex Turnpike as shown on Map # 39, Parcel # 19-0 of the Burlington Assessor’s Map located in the Northwest Park Planned Development District. The applicant is seeking a Special Sign Permit for the installation of five (5) signs.

Sign A- Wall sign to be 1'-6” x 15'-0” to be located on the Front (south) elevation on the left side at the 1st floor level to read “LIFE CAFÉ” with circular graphics on the left. Signed denied due to NWP PDD Article 7, section 5i – Wall signs in the Middlesex Corridor shall not exceed 4’-0” x 6’-0” at the first floor.

Sign B- Wall Sign to be 1'-6” x 13’-6” to be located on the front (south) elevation on the right side at the 1st floor level to read “LIFE SPA” with circular graphics on the left side. Sign denied due to NWP PDD Article 7, section 5i, same as sign A.

Sign C- Wall sign to be 8’-0” x 21’-7 3/8” to be located on the front center (south) elevation at the roof line to read “LIFETIME ATHLETIC”. Sign denied due to NWP PDD Article 7, section 5i –“Wall Signs in the Middlesex Corridor above the 1st floor shall not exceed 6’-0” x 10’-0”.

Time

Sign D – Wall sign to be 2’-8” x 11’-6 5/8 to be located on the lower right side (west) elevation at the 1st floor level to read “LIFE CAFÉ POOLSIDE”. Sign denied due to NWP PDD Article 7, section 5i- Same as Wall Sign A

Sign E- Wall sign to be 8’-0” x 21’-7 3/8” to be located on the right side (east) elevation at the 3rd floor level and to read “LIFETIME ATHLETIC”. Signed denied due to NWP PDD Article 7, section 5i- Same as Wall sign C

As shown on plans filed on January 16, 2018 with this Board and a copy of which is on file with the Town Clerk’s office
Legal notice read into public

Attorney Mark Vaughan introduced himself along with Kristine Hung who is also from Reimer and Braunstein who has assisted on the application. Also introduced was Scott Fergerson from Lifetime Athletics. He explained Nordblom has been redeveloping this development with a combination of retail, restaurants and residential housing and they feel the Lifetime Athletics will provide a fitness destination. He stated Lifetime provides a whole range of activities to cater to fitness needs. He describes the location of the building and how the building sits back from the road, requiring a large sign to guide people. He added because of the size of the building, he felt it fit the building. He continued to explain the illumination of the signs.

Mr. Murray requested clarification of the renderings, if the white box is part of the sign and was informed it was not. He further asked for clarification on the Life Café and Life Spa signs. The construction details of the signs were given for the signs. It was also pointed out there was no reference of the lumens. He was informed they would be between the 14-16 range per square foot.

Mr. Burke questioned how the sign will look from Middlesex Turnpike, because it is larger compared to others in the area. Attorney Vaughan showed him a preproposal plan that was prepared in advance showing the distance from the road to the building. Mr. Alberghini stated after he looked at the building and he feels the sign is appropriate for the building, as it is three stories.
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.

Motion made and seconded to grant a Special Sign Permit to LTF Real Estate Company Inc. for the property located at 186 Middlesex Turnpike for installation of five (5) wall signs as depicted on 155653-R4 Prints A-Life Café, B-Life Spa, C-Lifetime Athletic, D-Life Café Poolside and E – Lifetime Athletic dated 12-22-2017 And 1556553-R-2 Program Book- Front, Poolside, and Parking Side Elevation dated 1-4-2018. The Special Sign permit was granted with the condition the illumination be no greater than 20 lumens per square foot and no other signs on the building even if by right. All members voted in favor.

2018-181 2-10 Wayside

The petition of The Wilder Companies for the property located at 2-10 Wayside Road, as shown on Map # 48, Parcel # 2 of the Burlington Assessor’s Map. The applicant is seeking a Special Sign Permit for the installation of seven (7) Wall Signs each to be 4'-0” in height x 25'-0” in length and located on the rear (north) elevation of the building parallel to Route 128/95. Petitioner seeks a Special Sign Permit to permit the requested Wall Signs as the signs are more than 1’ above the roof line and prior Zoning Board of Appeals decision for the building required that all signs, even if by right, obtain authorization from the Zoning Board of Appeals.

As shown on plans filed on January 16, 2018 with this Board and a copy of which is on file with the Town Clerk’s office

Attorney Vaughan introduced himself and Tom Wilder from the Wilder companies and Ethan Solomon – land use planner. Attorney Vaughan explained Wayside Commons is known as a life style retail destination. He explained there are 5 buildings consisting of retail and restaurants in an outdoor area. He stated they are looking to install 7 signs along the backside of the building that faces 128. He stated the retail market has changed with internet and Amazon and the Wilder Company is having a difficult time retaining and getting new tenants to occupy the vacant space, which is about 20% vacancy in that building with a furniture store moving out. He explained the chief complaint is the lack of visibility and it is difficult to see the front entrance sign. He added that the rear façade has been dressed up but it still doesn’t look like a retail plaza. He described the proposed signage to be appropriately spaced and be uniformed in size. They would use a back lit halo illumination to enhance the appearance.

Mr. Alberghini mentioned at a previous hearing it was promised that there be no signs on that façade of the building, however he did agree the proposed signs would not diminish the facade. Mr. Wilder stated there has been revitalization with improvement inside of landscaping, parking and traffic. He mentioned because of the evolution in retail and new development in the town, he believes it is important to have the building look like a retail center instead of warehouse. He would like to create the rear façade with signage that fits the architecture.

Mr. Murray stated he doesn’t have a problem with what they are trying to do, however he would like to know what the 7 signs would be. He asked about the individual lights and if the existing lights along the top of the building would remain or be removed. Attorney Vaughan stated he believes they will remain, they had originally been put up for Christmas and never taken down because of the positive feedback they have received.

Mr. Alberghini asked if the lights washed the building and was informed no they don’t however the individual wall pack lighting does but those are used for security reasons.
Mr. Paccione stated he agrees the concept is tricky and wondered how giving them a 4’x 25’ box to work with would work and asked if the signs would be for tenants within the plaza. Attorney Vaughan stated they would be limited to that building but may not be right behind the store. Mr. Solomon stated the signs would not be greater than 4 feet in height.

Mr. Viveiros asked the length of the building and the spacing between the signs along with how they came up with the 7 signs. He was informed they would be placed on the 7 bump outs.

Mr. Alberghini asked if the lights on the top were permanent and was told they were but they were programable to control the timing of the lights.

Mr. Moffatt stated he thought it was a good idea and that the signage is needed. The majority of the vacant spots are in that building and agrees visibility is a problem.

Mr. Kelly stated in 2006 Wilder didn’t own the property and doesn’t feel the no signs requirement on the façade applies. He believes in general it is a good concept but he is uncomfortable with a blanket approval and the Board would have no input on what the signs look like.

Mr. Alberghini asked about the West Elm sign and if it was illuminated. He was informed the size of the sign is 4 feet by 24 feet 10 inches. When he was told it wasn’t illuminated, he questioned why the rest needed to be. Mr. Wilders stated the intent is to have all the signs halo lit.

Mr. Alberghini felt since it is a concept there is room for some changes such as goose neck lighting. He mentioned he didn’t like the concept of generic spaces because you can put anything in there and he wanted it to have a consistent look, he questioned how the Crossroad signage condition was written and he would like to review that decision.

Mr. Murray requested they add additional dimensions including the distance between the space and How they will tie into the space.

Open to the Public.
Carol Prena from the Planning Board stated the Planning Board often suggests architectural lighting. She said she would like to see the signs have the same materials, and prefers they type and size be consistent, pointing out the signs on the front of the are different.

Public hearing to remain open.
Mr. Alberghini stated he would like to have the following for the next meeting on February 20th.
- Plan for architectural lighting verses halo lit
- Details about consistent materials
- Complete dimensional depiction including boxes and facade spaces.
- Specific West Elm dimensions
And Clerk will provide Crossroad variance.
Motion made and seconded to continue the hearing until February 20, 2018. All members voted in favor.

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

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