Town of Burlington
Meeting Posting

DEPT. Burlington Board of Appeals
DATE: Tuesday, May 21, 2019
TIME: 7:30 P.M.
PLACE: Town Hall Main Meeting Room, 2nd floor

Contended Hearing
2019-236
Wheeler

the petition of Yu 66 Corporation for property located at 1 Wheeler Road as shown on Map #56, Parcel #22-0 of the Burlington Assessor’s Map. The Applicant is seeking to demolish the existing mixed-use structure/building located at 1 Wheeler Road on a 79,260 s.f. parcel and construct a 22,000 s.f. mixed structure/building. The new building height is proposed to be 40.4 feet with an architectural tower detail feature at 73.4 ft. The proposed Impervious area of 54,910 s.f. and landscape/wooded area of 24,350 s.f. or 31% of lot/parcel. The Proposed project is in violation of Burlington Zoning By Law Article 5, section 5.2.0, Density Regulations requires maximum building structure height within a B-G zone is 30’-0”. Burlington Zoning By Law Article 8, section 8.3.8.4, Impervious Surfaces within the Aquifer & Water Resource Districts not to be less than 40% of the lot shall be landscaped or if wooded may be left in a natural state. As Shown on plans filed on April 9, 2019 and a copy is on file with the Town Clerk’s Office.

New Hearing
2019-238
CVS

The petition of Poyant Signs for property located at 34 Cambridge Street, Map # 48, Parcel # 38, as shown on the Burlington Assessor's Map. The applicant is seeking a Special Sign Permit to install four (4) signs.

Sign SP 19-3 Wall Sign proposed to be 3’-9 1/8” x 35’-4 5/8” to be located on the West Elevation and to read ‘CVS pharmacy’ with heart shape graphic on the left.

Sign SP 19-4 Projecting Sign proposed to be 1’-0” x 6’-0”/ 1’-0” x 10’-0” to be located on the South Elevation on roofed area above drive up teller pharmacy window. Sign is along 2 sides of fascia to read ‘drive thru pharmacy’ on two sides of fascia.

Sign SP 19-5 Wall Sign proposed to be 3’-9 1/8” x 35’-4 5/8” to be located on the North Elevation and to read ‘CVS pharmacy’ with heart shape graphic on the left.

Signs SP 19-3, SP 19-4 and SP 19-5 are compliant, Previous Town of Burlington Board of Appeals decisions prohibit any additional signage on the buildings for this address (BOA decisions 2018-199, 2018-191, 2013-29 & 2010 #11951)

Sign SP 19-6 Wall Sign proposed to be 1’-6 ¾ x 19-10 15/16” to be located on the North Elevation and to read ‘drive thru pharmacy’. Sign is in violation of Town of Burlington Zoning By-Law, Article 13, section 13.1.3.2.1, “One Wall Sign shall be permitted for each business side of a building.” This will be the second Wall Sign for the North Elevation.
Minutes
Adjourn
The meeting was held in the Main Town Hall Meeting Room, 2nd Floor, and 29 Center Street, Burlington, MA.

Present: Chairman: Michael Murray Jr., Mark Burke, Brenda Rappaport, John Sullivan. Alternates Jim Sheridan and Adam Tigges

Absent: Charles Viveiros

Chairman: Michael Murray Jr. called the meeting of the Burlington Board of Appeals to order at 7:30 pm.

Continued Hearing

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Attorney Tom Murphy introduced himself and explained they had listened to the recommendations and have made some modifications. He stated the goal for the sign is visibility for the tenants

Mr. Moore showed the modifications to the plans explaining the building has been rotated slightly to make it parallel with the road. He stated heading north it is difficult to see the tenants. He stated they have lowered the tower 8 feet and have made all the towers square to be consistent.

Mr. Murray explained he had met with the Building Inspector and Planning Director and it was determined if they closed in the towers it would allow them to have wall signs verses roof signs which are not permitted in the area.

Mr. Murray read the letter from Kristen Kassner, Planning Director into record. Attorney Murphy responded by explaining the letter was referring to the previous plans. He stated they have addressed the concerns including the impervious surface and the lighting will be completed by Planning.
Mr. Burke stated he still has concerns about the height of the tower. Mr. Moore stated that they had previous planned on having circular towers and have changed them to square towers and they had been reduced in height too. The tower has been lowered by 8 feet.

Mr. Yu stated the retail environment is tough and he is looking to fill vacancies looking for visibility for his tenants is very important.

Mr. Sullivan stated his interpretation of Ms. Kassner’s letter is the towers should be the same height. He continued by pointing out they had dropped the tower 8 feet, but the signs are bigger and if they kept them at the original height, they could have dropped it further. Secondly, he feels the front corner sign makes it a duplicate sign, because you can see both of them. He stated he was against the tower.

Mr. Murphy stated the signs were not being approved with this application, however, the Board can give an envelope conditions on size.

Mr. Sullivan also added that there had been references to the tower down the street and he wanted to remind Board members they shouldn’t consider that when making a decision. The Board doesn’t set precedents.

Mr. Murray stated the roofline remains the same, the 1st floor is 32 feet and the by-law is 30 feet, therefore it would bring it down. He stated he would like to see the large towers reduced and raise the shorter ones, to balance it out and be more architecturally pleasing.

He requested a new drawing with the elevations highlighted and the signs dimensions.

Mr. Sheridan commented that it appears that there is some dead space on the corner and questioned if they could mount the tower on that space, it would lower the tower.

Attorney Murphy stated he would look into that.
Public hearing to remain open.

Motion made and seconded to continue the hearing until June 4, 2019. All members in favor.

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Legal notice posted as required.

William Proia from Remier and Braunstein introduced himself and Stephanie Poyant from Poyant Signs, and stated CVS was moving to where Busa Wine was located and they are looking to install 4 signs, 2 wall signs and 2 directional signs. It was pointed out a previous decision does not apply to this building with the exception of the storefront. He stated CVS has a new branding with a heart. The illumination will be face lit with channel lettering and the lumens would be under 90 lumens per square foot. The drive thru sign will be 5 inches deep and the canopy is a panel with stencil cut: the sign is encased in the canopy.

Discussion among the Board included the color is the same as existing signs, panel is part of the canopy, the directional sign is only visible when you drive from the west end elevation. In addition, there will be an 8-foot clearance for the drive thru.

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 5-0 in favor

Motion made and seconded to approve the sign as depicted on plans submitted with the application dated 4-29-2019.
Motion made and seconded to approve the minutes. 5-0 in favor
Motion made and seconded to adjourn. 5-0 in favor