Town of Burlington
Meeting Posting

DEPT.                  Burlington Board of Appeals
DATE:                 Tuesday, June 4, 2019
TIME:                  7:30P.M.
PLACE:               Town Hall Main Meeting Room, 2nd floor

Continued 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
2019-21
Eddie V’s
The petition of Darden Restaurants for property located at 50 South Ave, Map # 45, Parcel # 51-7-3, as shown on the Burlington Assessor’s Map. The applicant is seeking a Special Sign Permit to install (one) 1 Wall sign. Sign BP 19-73 Wall Sign proposed to be 2’-10” x 5’-6” to be located on the South Elevation and to be attached to decorative stanchions under entry roof. Sign is in violation of Town of Burlington Zoning By-Law, Article 13, section 13.1.4(referring to 13.1 & 13.1.3.2.1) By-Law states “one Wall Sign be permitted for each business side of the building”. This will be the second Wall Sign for this elevation. Town of Burlington granted a variance (BOA # 2018-205) and a Building Permit (#41158-Wall Sign above the roof line) for the first sign. Additionally, said variance prohibits any additional signage on the building, even if by right”
As shown on plans filed on April 29, 2019 and a copy of which is on file with the Town Clerk’s Office.

New Hearing
2019-22
Oasis Systems
The petition of Oasis Systems, LLC for property located at 200 Summit Drive, as shown on Map#56, Parcel #20-0, on the Burlington Assessor’s Maps. The applicant is seeking a Special
Sign Permit pursuant to Article 13, Sections 13.1.4.2.1, 13.1.3.2.4 and 13.2.0 of the Zoning Bylaws to permit the installation of a Wall Sign as noted on the plans and application filed with this petition. The proposed sign is to be 38” in height by 30’-8” in length and located on the North Elevation of the building, at the roofline and will read “OASIS SYSTEMS”. The Zoning Bylaws states “At other than the first floor level, a sign shall be six feet (6’) or less in length.” and previous Board of Appeals decisions stated there are to be no other signs on the building even if by right.

As shown on plans filed on May 13, 2019 and a copy of which is on file with the Town Clerk’s office.

Minutes
Adjourn
MINUTES OF THE MEETING OF THE BOARD OF APPEALS
BURLINGTON, MA
June 4, 2019

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, Charles Viveiros, Alternates Jim Sheridan and Adam Tigges
Absent: Brenda Rappaport, John Sullivan

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

Continued Hearing
2019-236
Wheeler
Legal notice previously read into record.
Chairman Murray explained that the Board had received a request to continue the hearing until June 18th due to only 4 voting members present.
Motion made and seconded to continue the hearing. 5-0

New Hearing
2019-21
Eddie V’s
Legal notice posted as required and sent to abutters and surrounding communities

Landon White from Site Enhancement Services introduced himself and explained he was in front of the Board on behalf of Eddie V’s. He stated it was part of the original package presented in August of 2018, but they have been withdrawn. He said the proposed sign has a minor architectural embellishment intended for internal wayfinding. The sign will be attached to a decorative stanchion located under the entry way.

Mr. Murray stated the plans note the lumens and asked if they were to be placed on the poles and was informed, they would be.
Board members stated they have no concerns with the signage.

Hearing opened to the public. No one present to speak for or against. Motion made and seconded to close the public hearing. All member in favor.
Motion made and seconded to approve the signage for Eddie V’s as shown on drawings 2, 3 and 4 submitted with the application dated April 29, 2019 with lumens not to exceed 90 lumens per square foot.
All members voted in favor.

New Hearing
Board of Appeal Members: Chairman: Michael Murray Jr., Vice Chair: Charles Viveiros, Clerk: Mark Burke, Brenda Rappaport, John Sullivan, Alternates Jim Sheridan and Adam Tigges
Oasis Systems

Legal notice posted as required and send to abutters and surrounding communities.

Attorney Mark Vaughan from Riemer and Braunstein introduced himself along with Jim Tracey from the sign company and Tom Colatosti from Oasis. He provided some background information of the company such as the company headquarters are located in Lexington and they work closely with Hanscom FAA. Attorney Vaughan informed the Board, the proposed sign is compliant with the height but not the length. He described the sign is to be located on the west elevation and he felt the sign was appropriate for the location.

Mr. Colatosti provided a print out of an added some information about the company and that it is active in the community. Mr. Tracey described the signage to be individual channel lettering with white LED, therefore it will look the same at night as it does during the day.

Mr. Murray asked about the size of the space they are occupying and was informed it was about 30,000 square feet on the 5th floor which is the majority of the floor. It was mentioned the 128 Technology is the largest occupant of the building and their sign is on the opposite side of the building.

Mr. Sheridan confirmed there is no other signage on the building with the exception of the one on the opposite side. Open to the public. No one present to speak for or against. Motion made and seconded to close the public hearing. All members in favor.

Motion made and seconded to grant a Special Sign Permit to Oasis Systems, LLC for property located at 200 Summit Drive as shown on Book-Page # 548224-138, Map # 56, Parcel # 20-0 of the Burlington Assessor’s Maps to install a wall sign. The sign is to be 38” in height x 30’-8” in length to read “Oasis Systems” as depicted on the Sheets titled Exterior Wall Sign, sheets 1-3 dated 5-3-2019 submitted with the application. Permit was granted with the condition the illumination is to be no greater than 90 lumens per square foot and no other signs even if by right.

All members voted in favor.

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

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