Town of Burlington
Meeting Posting

DEPT:                  Burlington Board of Appeals
DATE:                 Tuesday, June 2, 2020
TIME:                  7:30P.M.
PLACE:                
__________________________________________________________________________________________

The Cisco Webex Link is:
https://townofburlington.webex.com/townofburlington/j.php?
MTID=ma1897191186a222399dfba12685cdf0d
Meeting number (access code): 715 242 557
Meeting password: hsPAqiBb534

If you would prefer that the Board of Appeals email a meeting invitation link directly to you, please email BOA@Burlington.org by May 29, 2020, 12:00 pm.

More ways to join:
Join by phone - +1-408-418-9388   United States Toll with Access code: 715 242 557
Join by video system:  Dial 715242557@townofburlington.webex.com.
You can also Dial 173.243.2.68 and enter your meeting number (716 325 501)

Public Input: The public will be able to make comments during the hearing during the time for public comment. The hearing will also be broadcast by BCAT and streamed on Facebook Live via the BCAT Facebook Page.

Continued Hearing
Lexington
2020-4
The petition of Joe Currier for property located at 121,123,125  Lexington Street as shown on Map #46, Parcel #13on the Burlington Assessor’s Maps. The applicant is seeking a variance pursuant to Article V, Section 5.2.0 of the Burlington Zoning Bylaws to divide the existing parcel of land into two buildable single-family house lots.
Lot A is proposed to have 17,837 square feet of land with 71.80 feet of frontage on Lexington Street and the second Lot B proposed to have 17,837 square feet of land with 71.80 feet of frontage on Lexington Street. Both lots have been denied due to Burlington Zoning Bylaw, Article 5, section 5.2.0 requires a minimum of 20,000 square feet of land and 100 feet of frontage on a public way. Neither Lots A or B have the required square footage of land or frontage on a public way.
Documentation in support of this proposal is available for public inspection as shown on plans filed with the Zoning Board of Appeals and a copy of which is on file with the Town Clerk’s office.

New Hearing
3 Van De Graaff
2020-9
The petition of Raytheon Technologies for property located at 3 Van De Graaff Drive, Burlington, MA 01803, also as shown on the Burlington Assessor’s records as the following Map and Parcel reference: 53-7-0. The applicant is seeking a Special Sign Permit to install one (1) wall sign as follows:
A Wall sign 3’-4 5/8” x 13’-6 5/8” to be located on the East elevation above the entry door at first (1st) floor level to read: ‘RAYTHEON TECHNOLOGIES’ with a red sun burst design on the left. Although the sign is compliant with the Zoning Bylaws, previous Board of Appeals decisions (#2014-61) prohibits any new/additional signs on the building even if by right.

Minutes from May 19, 2020
Adjourn
Chairman Michael Murray called the meeting of the Burlington Board of Appeals to order at 7:30 p.m. The meeting was held Via Cisco Webex Link and on the bcattv Facebook page. The voting will be conducted by roll call.

Present: Chairman: Michael Murray, Jr., Mark Burke, Charles Viveiros, John Sullivan, Jim Sheridan and Adam Tigges

**Continued Hearing**

**Lexington**

**2020-4**

Joe Currier reintroduced himself and apologized for the difficulty with his computer at the last meeting. He stated he had provided the information request by Mr. Patterson to the Board for their review. He stated he had included the building envelopes and examples of houses that may be built on the property.

The Board members stated they had reviewed the information and did not have any questions.

Mr. Sullivan commented he was looking for a hardship and was unable to find one. He said he did not feel financial reasons qualified as a hardship.

Mr. Murray described the plans as being split in the middles with 2 footprints for the houses within the allowable setbacks.

Open to the Public:

Scott O’Riorden from Lexington St. stated he did not see any evidence of hardship and feels he did not do feel the applicant did his due diligence. The house has been abandoned for about 13 years, therefore he should have known it wouldn’t be able to be renovated and the cost of the project and doesn’t feel the financial should be used as a reason for hardship. He also noted there was a discrepancy between the lot plans and the house plans. He added he has concerned the applicant will violate the required setbacks of the variance.

He ended by saying he should have built a one family home and urged the Board to deny.

Rose Hatch from 117 Lexington St., stated the Building Inspector denied the building and does not feel he should be able to violate the By-laws. She stated the applicant should have been aware of the cost and believes the request should be denied.

Mr. O’Riorden added he felt it was a victory for the residence when the 3-lot split was denied and feels it is excessive to compensate for a mistake the town made.

Mr. Patterson from 8 Laurel Hill Lane, believes it will be a detriment to the neighborhood because the houses in the neighborhood are small on large lots and this will be 2 large houses on small lots. He urged the Board to deny the request.
Mr. Viveiros added he finds splitting lots to be difficult decisions, but he does not feel it meets the criteria, therefore he will have to deny the variance.

Motion made and seconded to close the public hearing. 5-0 in favor
Motion made and seconded to deny the variance to 121 Lexington due to not meeting the criteria of hardship. 5-0 in favor of denying.

**New Hearing**

**3 Van De Graaff**

**2020-9**

*The petition of Raytheon Technologies for property located at 3 Van De Graaff Drive, Burlington, MA 01803, also as shown on the Burlington Assessor’s records as the following Map and Parcel reference: 53-7-0. The applicant is seeking a Special Sign Permit to install one (1) wall sign as follows:*

*A Wall sign 3’-4 5/8” x 13’- 6 5/8” to be located on the East elevation above the entry door at first (1st) floor level to read: ‘RAYTHEON TECHNOLOGIES’ with a red sun burst design on the left. Although the sign is compliant with the Zoning Bylaws, previous Board of Appeals decisions (#2014-61) prohibits any new/additional signs on the building even if by right.*

Kristine Hung, from Reimer and Braunstein, introduced herself as the representative for the applicant and Alyson Ibbotsin from Lauretano Sign Group. She explained Raytheon merged with United Technologies and have changed the name to Raytheon Technologies and are looking for signage to reflect the name change. She stated the sign would be in the same location and will be about the same size as the previous sign. She explained due to a previous decision she was required to come in front of the Board.

Mr. Tigges asked if the brightness would be the same as on the existing sign and was informed yes. Ms. Ibbotisn explained the sign would be 55 lumens across the whole sign, not exceeding the requirements.

Open to public. No one spoke for or against the sign.
Motion made and seconded to close the public hearing. 5-0 in favor.

Motion made and seconded to grant a Special Sign Permit to Raytheon Technologies for property located at 3 Van De Graaff as shown on Book -Page 28040-161, Map and Parcel reference 53-70-0 of the Assessors Maps of Burlington. The sign is a wall sign to be 3’-4 5/8” x 13’-6 5/8” to be located on the East elevation above the entry level to read ‘RAYTHEON TECHNOLOGIES’ with a red sun burst design on the left as shown on renderings dated 3-17-2020, pages 1 and 2.

5-0 vote in favor.

**Minutes:** Motion made and seconded to approve the amended minutes.

**Adjourn:** Motion made and seconded to adjourn. All members voted in favor.