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By Town Clerk's Office at 2:15 pm, Feb 08, 2021

**Town of Burlington  
Meeting Posting**

DEPT. Burlington Board of Appeals  
DATE: Tuesday, February 16, 2021  
TIME: 7:30P.M. This meeting is being held virtual via Cisco Webex.  
PLACE:

The Cisco Webex Link is:

<https://townofburlington.webex.com/townofburlington/j.php?MTID=mee045a75a4815a5885b6b36d8c578c49>

Meeting number (access code) 179 004 4690

Meeting password: aCswJySm576

To join from a mobile device (attendees only) 1-408-418-9388,179004490#United States Toll

Join by phone 1-408-418-9388 United States Toll

Join from a video system or application Dial [1790044690@townofburlington.webex.com](https://townofburlington.webex.com)

You can also dial 173.243.2.68 and enter your webex.com

Join using Microsoft Lync or Microsoft Skype for Business Dial [1790044690.townofburlington@lnc.webex.com](https://townofburlington.lnc.webex.com)

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.

*If you would prefer that the Board of Appeals email a meeting invitation link directly to you, please email [BOA@Burlington.org](mailto:BOA@Burlington.org) by February 15, 2021, 12:00 p.m.*

**20-21**

**Continued Hearing  
35 Mountain Rd**

*The petition of Winn View Heights II, LLC for property located at 35 Mountain Road, Burlington, MA 01803, shown on the Burlington Assessor's records as the following Book-Page# 12319-229 Map and Parcel reference: 49-82-0. The applicant is seeking a Comprehensive Permit through the Massachusetts Local Initiative Program (LIP) pursuant to MGL ch. 40B, Section 21. The proposal is to construct a single building containing 24 condominium units and all units will be age (55+) restricted. All the units will have 2 bedrooms and 2 bathrooms. Six of the 24 units will be reserved for households earnings up to 80% of the median income.*

**Continued Hearing**

**20-24**

**3 Forbes Ave**

*The petition of Sunil Prajapati located at 3 Forbes Ave, Burlington, MA 01803, shown on the Burlington Assessor's records as Map and Parcel reference: 23-253. The applicant is seeking to change the description of work approved under building permit #39607(issued October 18, 2017) for constructing a main dwelling (26'-6" x 64'-0") and to use / convert the existing dwelling to an in-Law Area, to construct a main dwelling and converting the existing to an Accessory Apartment. Denial is due to Section 11.2.0, Article 11, section 11.2.2, 11.2.2b,11.2.2.1(5). Accessory Residential uses in one-family Dwellings: Accessory Apartments*

*Documentation in support of this proposal is available for public inspection as shown on plans filed with the Zoning Board of Appeals a copy of which is on file with the Town Clerk's office and on the Board of Appeals website (application #20-24).*

**New Hearing**  
**1 Wayside**  
**21-2**

*The petition of Nuance located at 1 Wayside, Burlington, MA 01803, as shown on the Burlington Assessor's records as the following Book-Page# 48436-107, Map and Parcel reference: 10-53-0. The applicant is seeking a Special Sign Permit to install two (2) Wall Signs:*

*Sign A – Wall Sign 4'-0" x 22'-3" to be located on the North elevation (parallel to Wayside Rd.) at roof line. The proposed sign is to read 'NUANCE w/ a double stack graphic pattern on left'.*

*Sign A –is denied due to Town of Burlington Sign by Law Art. 13, sect. 13.1.4.2 (referring also to 13.1.3.2.4)*

*13.1.4.2.1 Wall signs shall be the same as for business zones except that signs shall be six (6) feet or less in height.*

*13.1.3.2.4 At the first floor level a sign may extend across the full width of the wall. At other than the first floor level, a sign shall be six (6) feet or less in length.*

*Proposed Wall Sign A is 22'-3" in length and above the first floor elevation.*

*Sign B - Wall Sign 4'-0" x 22'-3" to be located on the South/East elevation (main parking lot above the building's main entry) at the roof line. The proposed sign is to read 'NUANCE w/ a double stack graphic pattern on left'.*

*Sign B – is denied for the same reasons as Wall Sign A denial.*

*Previous Town of Burlington Board of Appeals decision (#11793, issued Dec. '05) placed condition prohibiting sign illumination beyond 11:00pm and that there be no other signs on the building even if by right.*

*Documentation in support of this proposal is available for public inspection as shown on plans filed with the Zoning Board of Appeals a copy of which is on file with the Town Clerk's office and on the Board of Appeals website (application #21-2).*

*Minutes for January 19th and February 2, 2021*  
*Adjourn*

