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TOWN OF BURLINGTON

Meeting Minutes

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Minutes need to be posted within 30 days or 2 meetings of the board – Draft minutes can be posted and revised at a later date

DEPT./BOARD: Town of Burlington, Board of Appeals
DATE: January 17, 2023
TIME: 7:00 P.M.
PLACE: Town Hall Main Hearing Room, 2nd Floor, 29 Center Street

MEMBERS IN ATTENDANCE: Chairman, Charles Viveiros, Vice Chairman, Mark Burke, John Sullivan, Joe Currier, Jeremy Harrington & Jeff DiBona, Clerk. Absent: Ray Blenkhorn.

Minutes of the meeting of the Board of Appeals Burlington, MA

Chairman Charles Viveiros called the meeting to order at 7:30 p.m.

New Hearing: 6 Wayside Road (#22-34) – “J. Crew Factory”

Mr. Batten of Batten Signs Company representing “J. Crew Factory” addressed the board regarding his petition for one (1) wall sign with channel illuminated lettering measuring 42” H x 10’3” L (35.87 Sq. Ft.) displaying the “J. Crew” section of the sign and the bottom section of the same sign will have halo illuminated factory cabinet lettering measuring four (4) inches tall displaying the “Factory” section of the sign. The second smaller sign will be a blade sign underneath the awning is non-illuminated and measures 18” H x 30” L (3.75 Sq. Ft.) and will read “J. Crew Factory”.

Mr. Harrington asked Mr. Batten if the two (2) blade signs are the same size as all the other tenants.

Mr. Batten replied he has only requested one (1) blade sign and that they should be about the same size.

Mr. DiBona confirmed that the revised plans show only one (1) blade sign.

Mr. DiBona asked Mr. Batten if he will have the right temperature per the lumens output on there?

Mr. Batten stated that it will be the standard channel lettering & not shining directly on ? and the face of the sign will be in the direct nature.

Mr. DiBona explained to Mr. DiBona that the required conditions of the lighting of the sign need to be no more than 90 lumens per square foot per the current ZBA by-laws.





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Mr. Batten confirmed that the lighting will not be more than the 90 lumens per square foot.

Mr. Currier asked Mr. Batten if the awnings will have any lighting underneath them.

Mr. Batten clarified that there illuminated, maybe only some downlighting.

Mr. DiBona confirmed after looking at the plans that the lighting will only have recovers.

Mr. Viveiros commented that he has no questions at this time and that he thinks the signs are the right size for the building.

Chairman Viveiros opened the meeting for the public hearing. No-one in audience to oppose or comment.

Mr. Viveiros asked the board for a motion to close the public hearing.

Mr. Burke motioned to close the public hearing.

Mr. DiBona seconded the motion.

All in favor. (5-0)

Mr. Burke motioned to approve the two (2) signs for 6 Wayside Road, “J. Crew Factory”. One (1) blade sign measuring 18” H x 30” W (3.75 sq. ft.) reading “J. Crew Factory” and one (1) wall sign with front elevation measuring 42” H x 10’3” W (35.87 sq. ft.) according to plans submitted on September 28, 2022 (pages 1-6) with conditions of no more than 90 lumens per square foot and no other signs even if by right.

Mr. Sullivan seconded the motion.

All in favor. (5-0)

New Hearing: 6 Wayside Road (#22-35) Signarama (Hotworx – tenant)

Mr. Richard Dooley representing Signarama addressed the board for the petition to install one (1) wall sign measuring 34” H x 14’ L (39.19 +/- sq. ft.) to read “HOTWORX” with channel lettering and internally illuminated LED lighting and will make sure that it’s the required no more than 90 lumens per square foot.

Mr. Sullivan asked Mr. Dooley what the sign was that was there before?

Mr. Dooley replied it was “Nailsone”.

Mr. DiBona clarified it was actually called Nails & Company.





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Mr. Sullivan asked if the proposed sign will be more or less in square footage.

Mr. Dooley replied it will be about the same height. He also commented that the intended sign will be about the same size as the prior sign.

Mr. Sullivan commented that the sign looks to be the appropriate size and goes with the 90 lumens per square foot.

Mr. Viveiros asked Mr. Dooley if there is a furniture store in the lot too.

Mr. Dooley replied that there is a West Elm Store but is unsure of what they sell and it's a much bigger sign.

Chairman Viveiros opened the meeting up to a public hearing. No-one in attendance to oppose or comment.

Mr. Burke motioned to close the public hearing.

Mr. DiBona seconded the motion.

All in favor. (5-0)

Mr. DiBona motioned to approve one (1) wall sign reading "HOTWORX" (application #22-35) measuring 34" H x 14' L as shown on plans submitted on November 21, 2022 with conditions of no more than 90 lumens per square foot and no other signs even if by right.

Mr. Harrington seconded the motion.

All in favor. (5-0)

Chairman Viveiros asked the board for a motion to approve the minutes from December 20, 2022.

Mr. Burke motioned to approve the minutes from December 20, 2022.

Mr. DiBona seconded the motion.

All in favor. (5-0)

Chairman Viveiros asked the board for a motion to approve the minutes from January 3, 2023.

Mr. Burke motioned to approve the minutes from January 3, 2023.





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Mr. Currier seconded the motion.

All in favor. (5-0)

Chairman Viveiros asked the board for a motion to adjourn.

Mr. Burke motioned to adjourn.

Mr. Sullivan seconded the motion.

All in favor. (5-0)

