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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: March 21, 2023
TIME: 7:00 P.M.
PLACE: Town Hall Main Hearing Room, 2nd Floor, 29 Center Street

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

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

Vice Chair, Mark Burke called the meeting to order at 7:30 p.m.

New Hearing: 23-3F: 21 Sumner St. (Applicants: Peter Gianacopolis & Laura Valente).

Applicant Peter Gianacopolis of 21 Sumner St. briefed the board on his variance application for a farmer's porch in the front of his property. The porch will exceed the setback of 2.5' and therefore is seeking a variance.

Mr. Currier asked the applicant if they had an extra copy of their plans.

Mr. Gianacopolis replied that he did not make extra copies, but that he could look at his copy of the plans.

Mr. Sullivan asked the applicant why the 2.5 ft setback. He further commented that if he just dropped it down to 5.5 ft., he would meet the setback requirement and not need a variance.

Mr. Gianacopolis replied stating that they are looking for more space for seating purposes. With the kid's basketball and playing sports, this would allow them plenty of seating area.

Mr. Sullivan commented that only dropping it down to 5.5 ft. wouldn't need a variance.

Mr. Sullivan asked Mr. Gianacopolis how many feet it is from the front of the house to the street and if the pavement is lined.

Mr. Gianacopolis replied to Mr. Sullivan stating that there is about 25 ft. from the front of the house to the street and that the pavement is not lined and the grass goes out further than the street. There is some buffer zone.





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Mr. Currier commented that it's about 22 ft.

Mr. Sullivan commented that the applicants will still have about 30 ft.

Mr. Currier had no further questions or comments at this time.

Mr. DiBona stated that the applicant answered his question.

Mr. Harrington also stated that he had the same question and the applicant answered it in his reply to Mr. Sullivan.

Vice Chairman, Mr. Burke opened up the meeting to a public hearing.

Vice Chairman stated that there was no one present at the meeting to opposed so he called for a motion to close the public hearing.

Mr. Sullivan motioned to close the public hearing.

Mr. Currier seconded them motion to close the public hearing.

All in favor. (5-0)

Mr. DiBona motioned to approve 21 Sumner St. as written on record for a setback variance of 21.5 feet as submitted on the revised plan on January 31, 2023 in Viewpoint for the proposed farmer's porch.

Seconded by Mr. Currier.

All in favor. (5-0)

New Hearing: 67 South Bedford St. – (applicant: Ted Bernstein, PMP of Orbis Education Services, LLC on behalf of Lauren DeLamnda of Viewpoint Sign. Also, in attendance on behalf of applicant: Mike Reeves of Orbis Education Services, LLC & Jeff Klause ? of Viewpoint Sign.

Clerk, Jeff DiBona read into record the variance application for 67 South Bedford Street, represented by Atty. Mark Vaughn of Riemer & Braunstein law firm for applicants Ted Bernstein, PMP of Orbis Education Services, LLC on behalf of Lauren DeLamnda of Viewpoint Sign as shown on Burlington Assessor's map 47-11-5 seeking a special sign permit to install a wall sign proposed to be 13'5/8" H x 44' x 1 1/8" W to read "N" "Northeastern University" with school motto integrated into the "N". As proposed, the sign is in violation of Zoning By-law Article XIII Sign Regulations: 13.1.4: Retail Industrial (IR), General Industrial (IG), and





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Innovation Districts (I). 13.1.4.2 Wall Signs: 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: General Business Districts (BG), Neighborhood

Business Districts (BN), Limited Business Districts (BL), Continuous Traffic Business Districts (BT).

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.

Atty. Mark Vaughn of law firm Riemer & Braunstein addressed the board on behalf of his clients informing the board that the entrance location to 67 South Bedford St. is by entering Kimball St. which is a back entrance to the property. Mr. Vaughn commented to the board that there is some view of routes 128 and 95 from the property and that there is also some shrubbery blocking some views to the property. Atty. Vaughn informed the board that the applicant, Orbis Education Services, LLC is looking to collaborate with Northeastern University school of nursing program on many educational onsite and online programs, therefore they are trying to acquire additional space. The Northeastern University School of Nursing program was previously located at 5 Burlington Woods, which sold last year and only had 15,000 to 16,000 sq. ft. in area, The new location at 67 South Bedford St. would give the 21,000 sq. ft. in area. The NE school of nursing program offers a Bachelor of Science program in nursing and by expanding their area allows them to continue to collaborate with Beth Israel Lahey Health Center in their rotations with the Lahey Medical System. It's a hybrid program with students working both online & in on site classrooms with weekly testing in house. They also have a pretty robust lab facility on site with high tech mannequins for testing & nursing education.

Mr. Reeves of Orbis Education Services, explained to the board that the lab actually has birthing mannequins that are able to give birth to another mannequin, in addition to simulating breathing, bleeding and even gun-shot wounds. Therefore, when partnered with Lahey, they also have clinicals which will often use the simulation in their clinical trainings.

Atty, Vaughn, informed the board that there is also administrative office space as well. He further explained to the board that the setup/design of the property is a unique configuration. The property is split into two (2) wings, 67 East and 67 West. Lahey is located in 67 East & 67 West sits at the end of the building. Atty. Vaughn commented that he feels the sign fits & will be placed on the building in an appropriate manner and that the lettering fits on the sign as well.

Atty. Vaughn showed the board a video of him driving into the property to show the view of how you would navigate to the NE School of Nursing and how the "N" in Northeastern University would guide you right to it.

Atty. Vaughn explained to the board that the sign would be internally illuminated with black lettering.

Mr. Sullivan asked Mr. Vaughn what the size of the Lahey sign currently is.

Atty. Vaughn replied that the sign is smaller and the size is 61' 5 3/8" H x 38' 2" L.





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Mr. DiBona asked Atty. Vaughn what the record number was for 67 South Bedford St. (Lahey).

Atty. Vaughn replied he doesn't have the record number with his paperwork.

Mr. Sullivan asked Atty. Vaughn of the size without the "N" in the "Northeastern" lettering.

Mr. DiBona replied that the size is 9'3 5/8" H x 21" L.

Atty. Vaughn agreed that the size is correct to Mr. DiBona.

Mr. Sullivan asked Atty. Vaughn why isn't the size of the "N" more appropriate and not have the massive "N". He also followed up with the question of how's it's going to help.

Atty. Vaughn explained to Mr. Sullivan that when you're driving into the 67 East wing that the wing is a fair distance away from the parking lot and it's helpful to see it on both sides of the wing.

Mr. Sullivan stated that he is proposing to have the Northeastern sign without the massive "N" because it seems more appropriate.

Mr. Currier had no further questions or comments.

Mr. Reeves stated that they do this enlarging with various people. He further explained that when young students come around looking for the address first and they aren't seeing it. The students look for the big "N" and it brings them right to it.

Atty. Vaughn further explained that the faculty also wants the "N" in addition to the "Northeastern University" because it pulls them in.

Mr. Sullivan stated that the "N" is too much personally and that there's no negative affect to it.

Mr. Currier stated that he is in the same vote as Mr. Sullivan, that the "N" is too much and the sign is appropriate.

Mr. DiBona also agreed that he is on the same page as everyone else with a concession if the "N" was the same size 9 ft 3" same as the "N" in Northeastern University and 12' in width (32 ft. wide total opposed to the 44' width) and whereas in comparison to the Lahey sign which is 5' tall and Northeastern is 9' tall.

Atty. Vaughn commented that the logo that is shown in the plan is the optimal branding image and the proportion image is not the preferred option but would like to show the board his alternate plan.





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Mr. Harrington stated that all of his questions have been answered and that he has the same concern about the “N” being too big.

Vice chairman Burke stated that they are all pretty unanimous about the “N” in the sign and that everything in the branding of the sign is fine. He further commented that if it were smaller and more proportionate it would be better.

Atty. Vaughn proposed the alternate plan to the board.

Mr. Reeves stated that in the new plan the “N” is the same size as the “N” in “Northeastern University”. Mr. Reeves also stated that the dissenter in the “Y” in university the bottom aligns with the “N” in Northeastern and that they are the same size. (9’ 3 5/8” H) and the corresponding length reduce from 44’ 1 1/8” down to 39” 10 3/8”.

Mr. Sullivan commented that he’s not understanding what they are talking about with the dissenters of the lettering and sizes but he likes the new plan.

Mr. Currier stated that the “N” now sits better on the façade than the original one.

Mr. DiBona commented that having everything be 9 ft. 3 inches makes the “N” the same size. If you reduce it down to 9 ft. 3 inches and kept the “N” the same size as Northeastern it would be 30”4” W and 6’3” tall and the “N” 9’x 3 3/8” it will make the “N” bigger.

Mr. Harrington has no comments at this time.

Vice chair Burke opened the floor to a public hearing.

No one from the public was present to oppose.

Mr. Sullivan motioned to close the public hearing.

Mr. Currier seconded.

All in favor. (5-0)

Mr. DiBona asked the applicant if they would keep it in line with the 6 ft. letters. His plan makes it 9 ft. shorter.

Mr. Currier commented that it looks good with the windows too.





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Mr. DiBona motioned to approve the variance application for 67 South Bedford St. for a special sign permit as submitted on revised plans dated February 27, 2023 with special conditions of no more than 90 lumens per square foot and no other signs even if by-right.

Mr. Sullivan seconded.

All in favor. (5-0)

Vice Chairman Burke asked the board for a motion to approve the minutes from March 7, 2023.

Mr. Sullivan motioned to approve the minutes from March 7, 2023.

Mr. Currier seconded.

Mr. DiBona abstained.

All in favor. (4-0)

Vice Chairman Burke asked the board for a motion to adjourn.

Mr. Sullivan motioned to adjourn.

Mr. Harrington seconded.

All in favor. (5-0)

