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TO TOWN CLERK

**MINUTES OF THE MEETING OF THE BOARD OF APPEALS  
BURLINGTON, MA  
April 20, 2021**

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 and Joe Currier, and John Sullivan and Adam Tigges

Absent: Charles Viveiros and Jim Sheridan.

**20-21**

**Continued Hearing  
35 Mountain Road**

*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.*

Chairman Murray stated the applicant would like to continue the hearing to May 4<sup>th</sup>, allowing them to obtain additional information and be able to present this application along with application 21-6, Richardson Rd.

Motion made and seconded to continue the hearing. 5-0 in favor

**21-6**

**Continued Hearing  
Richardson Rd**

*The petition of John Hussey Jr. and Denise Hussey for property located at Richardson Road, Burlington, MA 01803, as shown on Book-Page # 35890-128, Map 43C- 20-35 of the Assessor's Maps of Burlington, to obtain an amendment from the Board of Appeals to amend the site plan and any applicable conditions or restrictions granted or set forth in the 2002 Comprehensive Permit regarding Winn view Heights Condominium.*

Chairman Murray stated the applicant would like to continue the hearing allowing them to obtain additional information and be able to present this application along with application 20-21, 35 Mountain.

Motion made and seconded to continue hearing until May 4, 2021. 5-0 in favor.

**21-7**

**New Hearing  
47 Middlesex Turnpike**

*The petition of Design Communications LTD for 47Middlesex Trk LLC. for property located at 47 Middlesex Turnpike, Burlington, MA 01803, as shown on the Burlington Assessor's Map records as Book-Page#61817-33, Map and Parcel reference: # 56-66-0. The applicant is seeking a Sign Permit to erect 2 wall signs proposed as follows:*

*Sign A is proposed to be a Wall Sign to be 3'-0" x 21'-6" located on the front (west) elevation to the left side corner above the tenant store front to read 'Mass general Brigham Health Care (double stacked) with graphics on the left'. Sign B is proposed to be a Wall Sign to be 3'-0" x 21'-6" located on the Side (north) elevation on the right-side corner above tenant entry to read 'Mass General Brigham Health Care (double stacked) with graphics on the left'. Signs A and B are denied due to previous Board of Appeals decisions (#2014-66, 2017-167 & 2019-36) prohibit any signage to be erected/placed on the building even if by right.*

Heather Dodko from Design Communications introduced herself and explained the applicant was looking to update their current signage because the entities have merged. They would like to replace current signage with similar signage to be located at the same location. She added the signage is actually smaller than existing signage.

Board Members stated they were fine with the signage.

Mr. Murray informed the applicant the illuminations is to be no more than 90 per lumens per square foot.

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

Motion made and seconded to approve Special Sign Permit to Forty-Seven Middlesex Trk LLC. for property located at 47 Middlesex Turnpike, Burlington, MA to erect 2 wall signs as represented on plans submitted with the application, as represented on drawings 16359 numbered 1,1A,1B, 1C, 1D and E-02 dated March 3-12-2021, submitted with the application The Special Sign Permit was granted with the conditions the illuminations are not to exceed 90 lumens per square foot and no other signage on the building even if by-right. 5-0 in favor.

## **21-8**

### **New Hearing**

#### **Cambridge Street**

*The petition of Harvey Signs for Herb Chambers for property located at 64 Cambridge St, Burlington, MA 01803, as shown on the Burlington Assessor's records as Book-Page#23501-244, Map and Parcel reference: # 42-97-0. The applicant is seeking a Special Sign Permit to erect 3 wall signs proposed as follows:*

*SG-1 is to be a Wall sign 30" x 36'-7 1/4" to be located on the Front (west) elevation on the right side of the building above overhead doors to read '**PORSCHE**'. Denied due to Article 13, section 13.1.4.2.1 Wall signs shall be the same as for business zoned except that signs shall be six (6) feet or less in height. and 13.1.3.2.4 signs at the first-floor level 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.*

*SG -2 is to be a Wall sign 26" X 12'-4 1/4" to be located on the front (west) elevation side left side of the building to read '**Burlington**'. Denied due to same reasons as for sign SG-1 as well as 13.1.3.2, one wall sign shall be permitted for each business side of a building side of the building.*

*SG-3 is to be a Wall sign 4' -8 7/8" x 2'-2" located on the front (west) elevation on the right side at corner by overhead service door to read the Porsche emblem / Service (double stacked). Denied due to 13.1.3.2 one wall sign shall be permitted for each business side of a building and direct entrance onto a store.*

*SG -3 is the third Wall sign proposed for the business side of the building.*

Phillip Naffah from Harvey Signs introduced himself and provided an over view of what the applicant was looking for signage. He explained Porsche has its own building adjacent to the current building and they needed new signage to help identify the new building. He stated the Burlington sign would be located on the left side of the building.

Mr. Sullivan stated he understood the need for the Porsche signage but wasn't sure if there was a need for the Burlington and questioned the need.

Mr. Naffah responded the sign would identify the new facility. He explained Burlington part of the dealership's name.

He continued stating he was informed he needed to come in front of the Board, because it was over the allowed signage, not for what the sign said.

Mr. Burke stated he agreed with Mr. Sullivan and that he thinks it is obvious it is Burlington.

Mr. Naffah responded it is obvious to Burlington residents and not everyone else.

Mr. Burke added with today's technology they would know.

Mr. Murray stated he was ok with the signage, but questioned if they could stack the signage making it one sign. He asked about a third sign with service placed next to the garage doors.

Mr. Naffah explained it was mounted on to the building and was necessary so the customers won't drive by.

Open to the public. No one present to speak for or against. Public hearing to remain open.

Mr. Naffah stated the letters are individual channel lights and wasn't sure how it would work if he stacked them.

Mr. Murray stated because they are separated, it makes it two different signs, however if he stacked it, it would be considered one sign. He provided a few options.

Mr. Naffah stated he would have to go back to the applicant to get their input.

Motion made and seconded to continue the Hearing until May 4<sup>th</sup>. 5-0 in favor of the continuance.

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

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