

SUDBURY ZONING BOARD OF APPEALS  
MINUTES  
June 16, 2014

The Board consisted of: Benjamin D. Stevenson, Chair; Jonathan F.X. O'Brien, Clerk; Jonathan G. Gossels; Jeffrey P. Klofft; and Nicholas B. Palmer, Associate.

MEETING OF THE ZONING BOARD OF APPEALS

Modification of the ZBA's Rules and Regulations to include Flood Plain Overlay District Procedures:

In preparation for completing Sudbury's compliance requirements for the FEMA National Flood Insurance Program by July 7, 2014 new language is proposed for adoption into the ZBA's Rules and Regulations to include the Flood Plain Overlay District Procedures. Director of Planning and Community Development Jody Kablack was present to explain the proposed modification. She said that adding into the Rules and Regulations under Section A would be the requirement that "for any Special Permit granted by the Board of Appeals pursuant to Article IX, Section 4100 (Flood Plain Overlay District) which involves any alteration or location of a watercourse in a riverine situation the Board of Appeals shall notify adjacent communities, the NFIP State Coordinator, and the NFIP Program Specialist."

The Board discussed the change. An application submitted under Section 4100 would trigger the administration of this requirement. It is likely that the Conservation Commission would also have some involvement.

It was suggested that a separate ZBA application would be made for a special permit for altering a watercourse in a riverine situation.

A motion was made to adopt the language into the Rules and Regulations, seconded, and was unanimously approved.

Request for Insubstantial Change to Comprehensive Permit #11-27, B'nai B'rith, 189 Boston Post Road, The Coolidge at Sudbury:

Project Manager Holly Grace was present to request that the Board consider an insubstantial change to the size of the driveway entrance sign that was previously allowed through Comprehensive Permit #11-27. Ms. Grace explained that the Comprehensive Permit allows an entrance sign that can be no larger than twelve square feet. However, now that The Coolidge construction is underway, a twelve foot sign is perhaps too small to effectively help drivers find their way into the site. A larger sign would also be more in scale with the property and provide a more defined identity to the project. B'nai B'rith is requesting consideration for a twenty square foot sign to be set back thirteen feet from the property line.

Mr. Stevenson felt that the request was insubstantial. Mr. Klofft added that a twelve foot sign might be dangerously small for cars wanting to turn into the property. Mr. Gossels said that a larger sign would be appropriate for the location on Route 20.

Mr. Palmer just wanted to make sure the location would not block the sight lines of the driveway. Mr. O'Brien asked about sight lines from Landham Road and the sign would not interfere with that view either.

Mr. O'Brien asked about lighting. The sign would be lit from below and would meet all requirements of the lighting bylaw.

A motion was made to deem the request an insubstantial change. The motion was seconded and unanimously approved.

SUDBURY ZONING BOARD OF APPEALS

MINUTES

June 16, 2014

There being no further business the meeting was adjourned and the Board continued with its scheduled public hearings.

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Benjamin D. Stevenson, Chair

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Jeffrey P. Klofft

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Jonathan F.X. O'Brien, Clerk

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Nicholas B. Palmer, Associate

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Jonathan G. Gossels

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JUN 25 AM 10:33

MINUTES OF THE PUBLIC HEARING  
SUDBURY BOARD OF APPEALS  
Monday, June 16, 2014

The Board consisted of:

Benjamin D. Stevenson, Chair; Jonathan F.X. O'Brien, Clerk; Jonathan G. Gossels; Jeffrey P. Klofft; and Nicholas B. Palmer, Associate.

ZBA Chairman Benjamin Stevenson explained the requirements necessary to substantiate the granting of a Special Permit. He said that if anyone is not satisfied with the Board's decision, they have the right to appeal to Superior Court or Land Court within twenty days after the decision has been filed with the Town Clerk, and that possible other appeals may exist under current law.

Lisa Ehrmann, the wife of applicant Norman Freeman, was present to request a special permit for the renewal of a special permit for a home business for a hairdressing studio at 10 Dudley Road. Ms. Ehrmann said that the first special permit was issued in 2007 and the business has been operating without issue since then. No changes to the conditions were being sought.

When asked how many clients Mr. Freeman might have per day Ms. Ehrmann said there were approximately four or five which is fewer than originally anticipated since Mr. Freeman is taking on fewer clients.

Mr. Gossels said that he would be comfortable with extending the term limit to seven or ten years given that the business has proven to be of value to the community and the volume of clients is decreasing and not going up. Other board members agreed.

Mr. Stevenson asked whether any neighbors were present who wished to speak. None were present.

There were no further comments from the Board or audience. The hearing was closed.

The following motion was made and seconded:

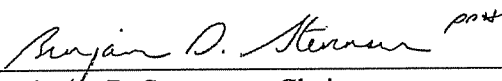
MOTION: To grant Norman Freeman, owner of property, renewal of Special Permit 09-13, granted under the provisions of Section 2340 of the Zoning Bylaws, to conduct a Home Business, specifically a hairdressing studio, property located at 10 Dudley Road, Residential Zone A-1, subject to the following:

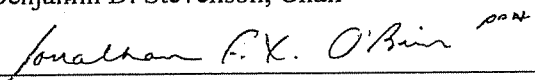
1. Hours of operation will be Monday-Friday, 8 a.m.-6 p.m., with two days allowed for extended hours to 9 p.m., Saturday, 10 a.m.-5 p.m., and occasional hours only on Sunday.
2. All parking will be located in the driveway on the property. No on-street parking will be allowed.
3. No more than two client vehicles will be parked on the premises at any one time.
4. No more than one employee, other than the residents of the premises, will be allowed.
5. Any sign identifying the operation must comply with Section 3200 of the Sign Bylaw.
6. No more than forty (40) clients per week, associated with this business will be allowed.

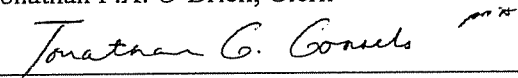
7. All waste materials from this business will drain into a tight tank which is separate from the home septic system. The tank will be emptied when full and in any event at least every two years.
8. This permit is non-transferable and will expire in ten (10) years on June 16, 2024, and the Board will consider renewal upon receipt of proper application on or before that date.”

VOTED: In favor: 5 (unanimous) Opposed: 0

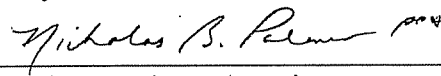
REASONS: The petitioner seeks a special permit for renewal of a hairdressing studio on the premises. The business has been in operation since 2006 and there have been no complaints from the neighbors. Renewal is being sought under the same conditions as previous permits. The Board finds that the proposed operation satisfies the requirement for a Home Business Special Permit. The business is in an appropriate location and does not exhibit any exterior indication of its presence. Adequate and appropriate facilities have been provided for proper operation. Specifically, there is adequate off-street parking and a tight tank, separate from the primary septic system, will be used for storage of waste materials prior to disposal in accordance with applicable regulations. No abutters were present to oppose renewal. Therefore, the Board finds a ten-year renewable period to be appropriate for this case.

  
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Benjamin D. Stevenson, Chair

  
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Jonathan F.X. O'Brien, Clerk

  
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Jonathan G. Gossels

  
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Jeffrey P. Klobff

  
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Nicholas B. Palmer, Associate

TOWN CLERK  
SUDBURY MASS

14 JUN -3 AM 10:42

CASE 14-16  
Kevin Markvenas  
145 Horse Pond Road  
Page | 1

MINUTES OF THE PUBLIC HEARING  
SUDBURY BOARD OF APPEALS  
Monday, May 19, 2014

The Board consisted of:

Benjamin D. Stevenson, Chair; Jonathan F.X. O'Brien, Clerk; Jonathan G. Gossels; Jeffrey P. Klofft; and Nicholas B. Palmer, Associate.

ZBA Chairman Benjamin Stevenson explained the requirements necessary to substantiate the granting of a Special Permit. He said that if anyone is not satisfied with the Board's decision, they have the right to appeal to Superior Court or Land Court within twenty days after the decision has been filed with the Town Clerk, and that possible other appeals may exist under current law.

Kevin Markvenas was present to request a special permit for an oversized shed that would be placed in a location that would create a side yard setback deficiency of eight feet. Mr. Markvenas explained that he wanted to purchase an assembled shed to go in his driveway next to his existing garage with three feet in between the garage and the shed. The shed would be used primarily for storage of yard and snow equipment, not vehicles. Woods lay between his house and his neighbors.

Mr. Gossels felt that the shed was enormous. He pointed to the product model number as included in the application noting that it was labeled as a 13x18 foot Vinyl Barn Garage. He felt that there was not enough room in between the garage and the shed which, with its roofline, would then look like an addition to the house.

Mr. Markvenas said that although the model of shed was described as a garage he was not intending to park any cars in it.

Mr. Palmer also felt that the gap between the house and shed was not sufficient. He asked whether Mr. Markvenas had considered putting the shed elsewhere on the property where there was more room and where it would meet the setback requirements. Mr. Markvenas said that there is a porch at the back of the house that he did not want to block and because he wanted to put snow removal equipment in the shed it was not convenient to put the shed in the back yard.

Mr. Stevenson asked whether a smaller structure had been considered. Mr. Markvenas wanted the larger shed for maximum storage. Mr. Gossels suggested that a 10x18 foot shed would be better.

Mr. Gossels also did not like the design of the shed or its vinyl material. Mr. Markvenas said that he wanted to go with vinyl so that it would last longer.

Mr. Klofft said that the ZBA had to determine whether or not it was in harmony with the intent of the bylaw and asked others how they felt about it fitting in with the existing house. Mr. Gossels said that the shed, in that location, would create a visual nuisance. Mr. Stevenson said that the shed could be equated to a substantial building within the setback. Board members suggested that Mr. Markvenas find a smaller shed and a different location.

Mr. Klofft said that if a smaller shed were considered farther away from the house so that it was not a fire hazard it would not substantially derogate from the intent of the bylaw. He felt that a shed should look like a shed.

Mr. Stevenson asked whether any neighbors were present who wished to speak. None were present.

Upon further discussion the applicant decided to ask the Board to have his application withdrawn without prejudice so that he could revise his plans or install a shed within the setbacks as would be his right as a homeowner. If Mr. Markvenas were to return to the ZBA the application fee would be waived.

There were no further comments from the Board or audience. The hearing was closed.

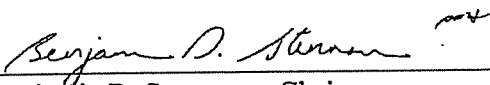
The following motion was made and seconded:

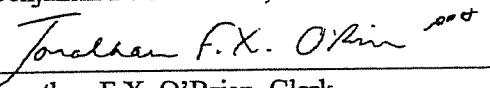
MOTION: "To accept a request from the Applicant to withdraw Case 14-16 without prejudice."

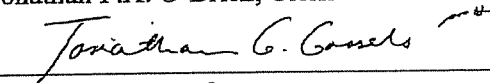
(Request for a Special Permit to install an accessory structure, an oversized shed, twelve feet from the property line resulting in a side yard setback deficiency of eight feet.)

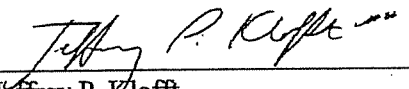
VOTED: In favor: 5 (Unanimous) Opposed: 0

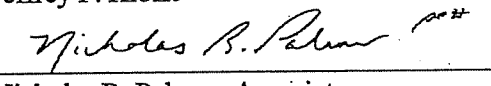
REASONS: The Board felt that the proposed shed was too large for its location and situated too close to the existing house. By withdrawing the application without prejudice the applicant will be able to decide upon having a conforming shed as-of-right in an alternate location versus one that would require a special permit. If a larger shed is desired the applicant could re-submit an application for a special permit at a later date.

  
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Benjamin D. Stevenson, Chair

  
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Jonathan F.X. O'Brien, Clerk

  
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Jonathan G. Gossels

  
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Jeffrey P. Klofft

  
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Nicholas B. Palmer, Associate

TOWN CLERK  
SUDBURY, MASS

CASE 14-18  
Jin Ma  
26 Alta Road  
Page | 1

14 JUN 25 AM 10:33

MINUTES OF THE PUBLIC HEARING  
SUDBURY BOARD OF APPEALS

Monday, June 16, 2014

The Board consisted of:

Benjamin D. Stevenson, Chair; Jonathan F.X. O'Brien, Clerk; Jonathan G. Gossels; Jeffrey P. Klofft; and Nicholas B. Palmer, Associate.

ZBA Chairman Benjamin Stevenson explained the requirements necessary to substantiate the granting of a Special Permit. He said that if anyone is not satisfied with the Board's decision, they have the right to appeal to Superior Court or Land Court within twenty days after the decision has been filed with the Town Clerk, and that possible other appeals may exist under current law.

Applicant Jin Ma was present to request a renewal of his special permit (Case #13-8) for raising chickens. Mr. Ma said that he originally had a flock of four hens, however they did not survive due to raccoons in the area. He has since gotten a new flock of four and they are doing well and starting to lay eggs. Mr. Ma reported that the hens stay in the pen and are not noisy. He was not aware of any complaints about the coop.

Mr. Stevenson asked whether any neighbors were present who wished to speak. None were present.

Mr. Gossels suggested extending the term limit to five years given that there had been no issues with the coop and no known complaints. Other board members agreed.

There were no further comments from the Board or audience. The hearing was closed.

The following motion was made and seconded:

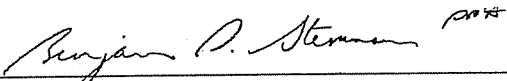
MOTION: "To grant Jin Ma, applicant, and Yang Liu, property owner, a renewal of Special Permit 13-8 granted under the provisions of Section 2313 of the Zoning Bylaws, to raise up to six hens on the premises, property located at 26 Alta Road, Residential Zone A-1, subject to the following:

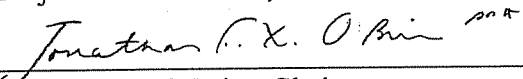
1. The chickens shall not become a nuisance.
2. The maximum number of chickens allowed on the property is six. No roosters shall be kept on the premises.
3. The chicken coop and pen area may be no greater than 10'x10' in size.
4. One low-watt light no greater than 60 watts will be allowed inside the chicken coop. The light may be turned on 24-hours per day.
5. Composting of waste litter shall be allowed on-site, provided that odor does not become a nuisance.
6. No commercial activity consisting of the sale of eggs, chickens, or chicken products will be allowed on the property.

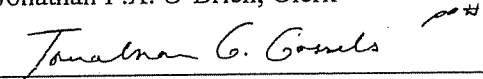
7. This permit is non-transferable and will expire in five (5) years on June 16, 2019, and the Board will consider renewal upon receipt of proper application on or before that date.”

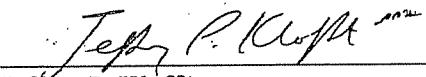
VOTED: In favor: 5 Opposed: 0

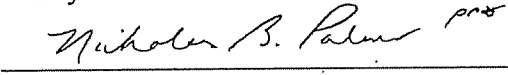
REASONS: The petitioner seeks a renewal of a special permit to raise up to six chickens on the premises. The use is allowed in all districts by a Special Permit from the Board of Appeals. The Board finds the use to be in harmony with the general purpose and intent of the Bylaw. The coop is situated in an appropriate location, is not detrimental to the neighborhood, and its presence does not significantly alter the character of the zoning district. In addition, adequate and appropriate facilities have been provided for proper maintenance.

  
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Benjamin D. Stevenson, Chair

  
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Jonathan F.X. O'Brien, Clerk

  
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Jonathan G. Gossels

  
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Jeffrey P. Klofft

  
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Nicholas B. Palmer, Associate



JUN 25 AM 10:33

MINUTES OF THE PUBLIC HEARING  
SUDBURY BOARD OF APPEALS  
Monday, June 16, 2014

The Board consisted of:

Benjamin D. Stevenson, Chair; Jonathan F.X. O'Brien, Clerk; Jonathan G. Gossels; Jeffrey P. Klofft; and Nicholas B. Palmer, Associate.

ZBA Chairman Benjamin Stevenson explained the requirements necessary to substantiate the granting of a Special Permit. He said that if anyone is not satisfied with the Board's decision, they have the right to appeal to Superior Court or Land Court within twenty days after the decision has been filed with the Town Clerk, and that possible other appeals may exist under current law.

Padraig O'Beirne, applicant and owner of Sudbury Home Improvement Design Center, was present to request a freestanding double-faced business sign measuring approximately 12 square feet. Mr. O'Beirne said that the sign had been reviewed and approved by the Design Review Board and the ZBA was in receipt of a letter of support from DRB Chairman Dan Martin dated May 28, 2014. The sign would be located in an existing island at the driveway.

Mr. O'Brien asked whether there was more than one tenant at the property. Mr. O'Beirne said that his was the only business that was on the premises and there would be no other tenants at the property.

Mr. Gossels felt that the DRB's review was correct and Mr. O'Beirne said that the DRB had given him excellent advice to improve the proposed sign, in fact suggesting that the original sign that he had proposed be made somewhat larger to twelve square feet.

Mr. Stevenson said that the larger sign would be safer from a traffic perspective.

Mr. Palmer asked whether the sign would be lit. Mr. O'Beirne said that there were already lights in the ground at the island and he would be using those.

Mr. Stevenson asked whether any neighbors were present who wished to speak. None were present.

There were no further comments from the Board or audience. The hearing was closed.

The following motion was made and seconded:

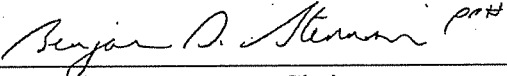
MOTION: "To grant Padraig O'Beirne, applicant, and William Caddoo, property owner, a Special Permit under the provisions of Section 3290 of the Zoning Bylaw, to allow a freestanding business sign to replace an existing sign on the lot having less frontage than the bylaw allows, property located at 631 Boston Post Road, Residential C-1, provided that:

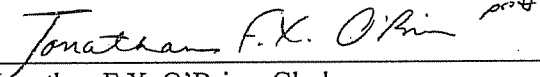
1. The sign will be installed in the location as submitted in the sign application dated May 20, 2014, which is incorporated into and made part of this Special Permit.
2. The double-faced freestanding sign shall measure twelve (12) square feet.
3. The colors used for the sign shall be navy blue and with gold lettering.

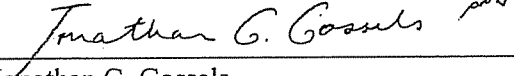
4. The sign shall conform to Sudbury's Lighting Bylaw. Illumination shall be maintained at a sufficiently low intensity and brightness so that it shall not affect the safe vision of operators of vehicles moving within the premises or on any adjacent public or private ways."

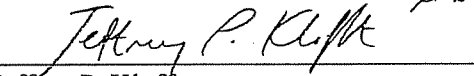
VOTED: In favor: 5 (unanimous) Opposed: 0

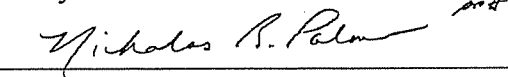
REASONS: The petitioner requires a special permit to install a free-standing business logo sign. The applicant has met with the Design Review Board and incorporated their suggestions. The Board finds that the sign will not be a detriment to the surrounding area and will not alter the character of the zoning district which is Residential C-1. The ground lights will not cause visual confusion, glare, or offensive lighting in the area, nor will it interfere with traffic safety.

  
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Benjamin D. Stevenson, Chair

  
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Jonathan F.X. O'Brien, Clerk

  
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Jonathan G. Gossels

  
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Jeffrey P. Klofft

  
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Nicholas B. Palmer, Associate

TOWN CLERK  
SUDBURY, MASS

JUN 25 AM 10: 34

CASE 14-20  
Joakim Monstad  
563 Hudson Road  
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MINUTES OF THE PUBLIC HEARING  
SUDBURY BOARD OF APPEALS  
Monday, June 16, 2014

The Board consisted of:

Benjamin D. Stevenson, Chair; Jonathan F.X. O'Brien, Clerk; Jonathan G. Gossels; Jeffrey P. Klofft; and Nicholas B. Palmer, Associate.

ZBA Chairman Benjamin Stevenson explained the requirements necessary to substantiate the granting of a Special Permit. He said that if anyone is not satisfied with the Board's decision, they have the right to appeal to Superior Court or Land Court within twenty days after the decision has been filed with the Town Clerk, and that possible other appeals may exist under current law.

Applicant Joakim Monstad was present to request a special permit for raising up to five chickens on the premises. Mr. Monstad said that he had consulted with the property owner and had permission to set up the coop. The proposed location behind the barn/garage is private and surrounded by woods so will not impact the abutting neighbor. The coop was to be enclosed with a light on one side and a vent at the back. A fence will surround the coop.

Mr. Klofft noted that the house is set back a good distance from Hudson Road.

In discussing whether a lamp was desired the Board and the applicant determined that a 60 watt bulb or lumens equivalent, would be appropriate.

Mr. Stevenson asked whether any neighbors were present who wished to speak. Philip Ralli, 561 Hudson Road, was present simply to confirm that there would be no roosters permitted.

Mr. Gossels recommended approving the permit for one year.

Other board members agreed.

There were no further comments from the Board or audience. The hearing was closed.

The following motion was made and seconded:


MOTION: "To grant Joakim Moustad, applicant, and Donna Arpino, property owner, a Special Permit granted under the provisions of Section 2313 of the Zoning Bylaws, to raise up to five hens on the premises, property located at 563 Hudson Road, Residential Zone A-1, subject to the following:

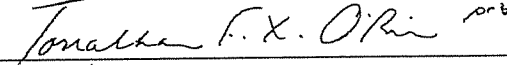
1. The chickens shall not become a nuisance.
2. The maximum number of chickens allowed on the property is five. No roosters shall be kept on the premises.
3. The chicken coop and pen area may be no greater than 10'x10' in size.
4. One low-watt light no greater than 60 watts, or lumens equivalent, will be allowed inside the chicken coop. The light may be turned on 24-hours per day.

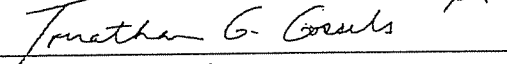
5. Composting of waste litter shall be allowed on-site, provided that odor does not become a nuisance.
6. No commercial activity consisting of the sale of eggs, chickens, or chicken products will be allowed on the property.
7. This permit is non-transferable and will expire in one (1) year on June 16, 2015, and the Board will consider renewal upon receipt of proper application on or before that date."


VOTED: In favor: 5 Opposed: 0

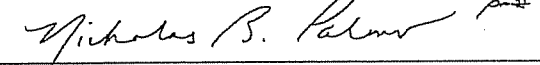
REASONS: The petitioner seeks a special permit to raise up to five chickens on the premises. The use is allowed in all districts by a Special Permit from the Board of Appeals. The Board finds the use to be in harmony with the general purpose and intent of the Bylaw. The coop will be situated in an appropriate location, will not be detrimental to the neighborhood, and its presence will not significantly alter the character of the zoning district. In addition, adequate and appropriate facilities will be provided for proper maintenance.

  
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Benjamin D. Stevenson, Chair

  
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Jonathan F.X. O'Brien, Clerk

  
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Jonathan G. Gossels

  
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Jeffrey P. Klofft

  
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Nicholas B. Palmer, Associate

TOWN CLERK  
SUDBURY, MASS

17 JUN 25 AM 10:34

CASE 14-21  
The Sign Center/Friendly's  
Ice Cream LLC  
457 Boston Post Road  
Page | 1

MINUTES OF THE PUBLIC HEARING  
SUDBURY BOARD OF APPEALS  
Monday, June 16, 2014

The Board consisted of:  
Benjamin D. Stevenson, Chair; Jonathan F.X. O'Brien, Clerk; Jonathan G. Gossels; Jeffrey P. Klofft; and  
Nicholas B. Palmer, Associate.

ZBA Chairman Benjamin Stevenson explained the requirements necessary to substantiate the granting of a Special Permit. He said that if anyone is not satisfied with the Board's decision, they have the right to appeal to Superior Court or Land Court within twenty days after the decision has been filed with the Town Clerk, and that possible other appeals may exist under current law.

Jay Kahn of The Sign Center was present on behalf of the applicant, Friendly's Ice Cream, to request three wall signs to enhance re-branding efforts at Friendly's Restaurant. Forty-five square feet was requested to add a cone logo and "established 1925" to the existing Friendly's logo on the front façade of the building. A 22 square foot Friendly's sign was proposed for the western brick wall facing Nobscot Road. And finally, a 3.7 wall sign with the words, "Creating memories since 1935," was proposed for the fascia board above the carry-out window. Mr. Kahn said that he has appeared before the Design Review Board and the ZBA was in receipt of a letter of support from DRB Chairman Dan Martin dated May 28, 2014.

Mr. Kahn said that there would be no additional lighting proposed for any of the signs since the building itself is lit. Therefore he did not feel that there would be any impact on neighbors. Friendly's is located at one end of the Sudbury Farms shopping plaza and the old CSX railroad bed runs along the other side down Nobscot Road.

Mr. Palmer wondered whether the Friendly's logo sign was at the appropriate height on the side of the building. There is a good amount of landscaping, some of it overgrown, in that area as customers drive from Nobscot Road toward the plaza. In the end the Board determined that the height was fine. Mr. O'Brien, however did not like the Friendly's sign. He said that it was extraneous and thought that too many of the Friendly's logos on the building would impact the town negatively. He did not like the fact that the Friendly's brand appeared on each side of the building. The Board discussed whether the size of that Friendly's logo should be changed so that it was smaller and would have less of an impact, however the majority of the Board members felt that it was proportionate.

Dan Martin, Chairman of the DRB, was present. He said that while the majority of the DRB members did vote to support the addition of the Friendly's logo on the Nobscot side of the building, he himself felt that there was enough signage elsewhere on the building with the distinctive Friendly's architecture, labeled umbrella tables, and logo window shades.

Mr. Stevenson noted that with the absence of a freestanding Friendly's sign at the plaza there was not a sign on the western side of the building that identified it for drivers coming from Nobscot Road. He said that the cone addition and the wording over the carry-out window were minor signs.

Building Inspector Mark Herweck asked the Board to consider a condition that would prohibit portable a-frame signs. He noted that there were currently several temporary signs at Friendly's without proper sign permits. The Board agreed to add the condition.

Mr. Klofft and Mr. Gossels felt that the building should have effective signage so that the portable signs could go away. Mr. Stevenson asked Mr. Herweck whether it would be better to have a freestanding sign to accommodate the east-bound traffic or whether the sign should be on the building. He said that on the building would be best.

Mr. Stevenson asked whether any neighbors were present who wished to speak. None were present.

There were no further comments from the Board or audience. The hearing was closed.

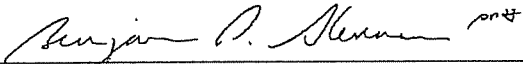
The following motion was made and seconded:

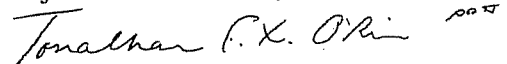
MOTION: "To grant The Sign Center for Friendly's Ice Cream LLC, applicant, and O Ice, LLC (Realty Income/Cail Realty LLC, property owner, a Special Permit under the provisions of Section 3290 of the Zoning Bylaw, to allow one 45 s.f. wall sign, one 22 s.f. wall sign, and one 3.7 s.f. wall sign which when combined equal an amount of signage greater than the bylaw allows, property located at 457 Boston Post Road, Limited Business District 6, provided that:

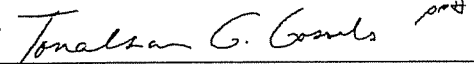
1. The signs will be sized and installed in the locations as submitted in the sign application dated May 21, 2014, which is incorporated into and made part of this Special Permit.
2. The colors used for the sign shall be painted standard Friendly's red and white colors to match their brand.
3. No portable A-frame signs or banners shall be allowed on the site."


VOTED: In favor: 4 Opposed: 1 (O'Brien)

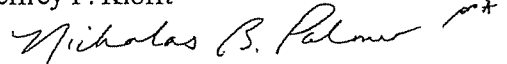
REASONS: The petitioner requires a special permit to install three wall signs which when combined equal an amount of signage greater than the bylaw allows. The applicant has met with the Design Review Board and incorporated their suggestions. The majority of the Board finds that the signs will not be a detriment to the surrounding area and will not alter the character of the zoning district which is Limited Business District 6.

  
Benjamin D. Stevenson, Chair

  
Jonathan F.X. O'Brien, Clerk

  
Jonathan G. Gossels

  
Jeffrey P. Klofft

  
Nicholas B. Palmer, Associate