

MINUTES OF THE PUBLIC HEARING
SUDBURY BOARD OF APPEALS
Monday, January 7, 2013

The Board consisted of:
Elizabeth T. Quirk, Chair; Benjamin D. Stevenson, Clerk; Jonathan G. Gossels; and Steve Garanin, Associate.

Elizabeth Quirk, Chair of the Zoning Board of Appeals, re-opened the hearing from December 3, 2012. Shaun Briere of the law firm Mawn and Mawn, was present on behalf of the applicant, Northern Bank and Trust Company. Mr. Briere distributed a letter to the ZBA which formally requested that ZBA Cases 12-23 and 12-25 be withdrawn without prejudice. He explained that he was making the request as a result of comments on the site design by the Board of Selectmen, Planning Board, Design Review Board, and Conservation Commission as well as the various Town Departments which have necessitated significant revisions to the project site plan.

Ms. Quirk asked whether any abutters wished to comment. None were present.

As there were no further questions from the Board or audience, the hearing was closed.

The following motion was placed and seconded:

MOTION: "To accept a request from the Applicant to withdraw Cases 12-23 and 12-25 without prejudice."

(Requests for a Dimensional Variance to construct a commercial bank building with a front yard setback deficiency of 12.2 feet from Union Avenue and a Variance to allow less than 20 feet of a landscape buffer along Union Avenue, property located at 430 Boston Post Road.)

VOTED: In favor: 4 (Unanimous) Opposed: 0

Elizabeth T. Quirk, Chair

Benjamin D. Stevenson, Clerk

Jonathan G. Gossels

Stephen A. Garanin, Associate

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Ms. Quirk, as Chair, reopened the hearing for Case 12-39 continued from December 3, 2012. Rachael St. Germain of ViewPoint Sign and Awning was present to a request a special permit for an additional LED-illuminated exterior wall sign for the new Minute Clinic at the CVS store located at 501 Boston Post Road. The requested sign would exceed the total amount of signage at the business allowed under the Sudbury Zoning Bylaw.

Ms. St. Germain explained that since the December 3 hearing she had removed existing illuminated window signs at the CVS location and disposed of them. New window box signs as approved by the DRB will be installed with no illumination capabilities. She then distributed a new rendering of an 8.83 square foot LED-illuminated Minute Clinic sign that showed the sign reduced by more than half of the version originally requested.

Board members expressed that they were pleased to see the changes and thanked Ms. St. Germain for working to make the changes happen. The Board had no further questions. As no abutters were present who wished to speak the hearing was closed.

The following motion was placed and seconded:

MOTION: "To grant ViewPoint Sign and Awning, applicant, and Gravestar Inc., owner, a Special Permit under the provisions of Section 3290 of the Zoning Bylaws, to allow an LED-illuminated exterior wall sign measuring approximately 8.83 s.f., which exceeds the total amount of signage allowed under the bylaw, property located at 501 Boston Post Road, Limited Business District, provided that

1. The LED-illuminated sign will be installed in the location as shown on the Proposed Sign Plan dated December 28, 2012, prepared by Icon Identity Solutions, Inc., which is incorporated into and made part of this Special Permit.
2. The sign shall conform to Sudbury's Lighting Bylaws. Illumination shall be maintained at a sufficiently low intensity and brightness 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: 4 (unanimous) Opposed: 0

REASONS: The petitioner requires a special permit to install signage that would exceed the total amount of signage at the business allowed under the Sudbury Zoning Bylaw. The Board finds the signage will not be a detriment to the surrounding area and will not alter the character of the zoning district which is

Limited Business. Additionally the Board felt that with its reduced size the signage will not cause visual confusion, glare, or offensive lighting in the area, nor will it interfere with traffic safety.

Elizabeth T. Quirk, Chair

Stephen A. Garanin, Associate

Benjamin D. Stevenson, Clerk

Jonathan G. Gossels