



Georgetown Zoning Board of Appeals
Memorial Town Hall ♦ One Library Street ♦ Georgetown, MA 01833
March 1, 2011

MINUTES OF A PUBLIC HEARING
258/258R Andover Street, LLC – ZBA FILE #11-01
Black Swan Country Club, 258 Andover St., LLC – Owner Jack Swansburg
Alan Boisvert – Keon’s Restaurant - Lessee
Finding/Special Permit/Variance
March 1, 2011

Board Members Present: Jeff Moore, Chairman
Paul Shilhan, regular member
Dave Kapnis, regular member
Gina Thibeault, regular member
Sharon Freeman, regular member

Absent: Paul Taraszuk, associate member

Zoning Clerk: Patty Pitari

Also Present: Alan Boisvert, Keon’s Restaurant (with letter of authorization from Mr. Swansburg, owner)
Attorney Mitchell Kroner – Attorney for Applicant
3 Cannon Hill Road Extension, Groveland, MA 01834
J.Metivier, Georgetown Building Inspector

J. Moore opens the Hearing at 7:30pm. D. Kapnis read the legal ad; A petition/application has been made by 258 Andover Street, LLC (Owner), John R. Swansburg and applicant: Keon's Restaurant (Alan Boisvert, Lessee), Property Address: 258 & 258R (a/k/a 260) Andover Street, Georgetown MA, 01833, Map 5, Lot 3 & 3E, to determine if the property’s signage is in compliance. The owner/applicant may require a Finding/Special Permit/Variance per M.G.L. Chapter 40A, § 6, 7, 9 & 10, and the Georgetown Zoning Bylaws Chapter 165 § 9, 78, 79, 63-65, 84, 89 and 98.

J. Moore introduced the board and noted the voting members.

Applicants Presentation:

Attorney Mitchell Kroner – Representing Mr. Boisvert the owner of Keon’s. Mr. Kroner hands out 2 color pictures of the entrance signs, a new proposed modified version of the existing entrance sign, marked as Exhibit A, and the previous sign, marked as Exhibit B. We are here because there was a complaint about the signage through the Building Inspector from an abutter who is also the former owner of the Georgetown Club, and we thought the best way, without sacrificing any of my client’s rights, as I have advised him to come to the board for clarification with this application. Back in 1989 there was a one page decision ZBA file #89-15 (see attached). I believe Mrs. Beverly Enos, formerly known as Beverly Fabiano, who was the ZBA Chair back in 1989, has sent the board a clarification, she also happens to be an abutter to the property, and in the letter she states that all along it was treated as a commercial use.

Kroner – I would like to submit an assessor’s card, which lists that the property is assessed at 5 and 1/2 Million dollars and the town is taxing the property as a commercial use. Marked as Exhibit C.

Kroner - The initial special permit for the golf club was issued by the ZBA to Genco Developers on June 28, 1989, Decision #89-15 (see attached to application). The basis for the issuance of a special permit was the outdoor recreation (golf course), is authorized by special permit in the Residential C zone. The decision allowed
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in pertinent part, "the operation of a golf club with related activities, facilities and their accessory uses." The golf club has grown to include the golf course and other recreational facilities, function room, club house, pro shop, restaurant that is open of the public, parking lots and related uses. There have also been additional ZBA decisions over the years, involving various expansions of the club (Decisions #98-10 and #98-20). The signage is an accessory use to the operation of a golf club, and this application should be treated as a modification or the original special permit. The Town of Georgetown cannot allow this type of business operation by special permit in a residential zone, and require that the business (es) adhere to the limitation of Section 165-64 (Signage in Residential Districts) of the zoning bylaw, I believe the town must apply the standard under Section 165-65 (signage in commercial districts, so the applicant is requesting this be done by a modification or finding authorizing the proper existence of commercial signage).

Kroner - The sign on the building, the Keon's sign, the bylaw allows that the sign can be up to 15% of the front façade of the building the Keon's sign is less than 1% of the building, and we submitted a copy of the prior sign (Exhibit G) in the application "the 258 Andover St. restaurant and bar that was placed on the by Dr. Wojtkun, the abutter, prior owner and complainant. We submit that the current sign is much smaller and less intrusive than the previous sign. The old 258 Andover previous sign dimensions are 86 inches in height and 24 ft in width. Copy Marked Exhibit A of the proposed entrance sign and Exhibit B the previous sign. We have letters of support from abutter Mr. Christopher Rich of 292 Andover St, and Mr. Thompson a former employee of the club.

A. Boisvert -- I would like the Keon's sign to remain there, it is much smaller than the previous sign that remained there for years, the entrance signs have also been there, I would like to modify them to be a little bit larger so we can add some lettering to advertise for things like, Sunday Brunch, Georgetown football banquet, and some fundraisers for things like the PTA etc... to let the community know we are having these functions. It would increase the previous sign sq. footage by approximately 18 sq. ft per sign, and to have A frames and banner's, that have been allowed there for the last about 15 years, I would make sure they are done with tastefully, I use a company called Spectrum, I have examples here; he presented 2 large poster examples signs, Exhibits J and K.

Before this complaint was filed, we had a banner that said "Open for Sunday Brunch" and we averaged 160 – 180 people for Sunday brunch and the next week after we had to take it down, we only had 6 people come in, I had friends and customers tell me didn't know we were still doing it, as the complaint came in we had to remove them.

Kroner – The part of the entrance signs advertising events uses letters that are removable, we realize that banners or A frames are not mentioned in the bylaw, we also realize most business in town do have them. I know the town wants the business to succeed as it was vacant for several months. The proposed sign is less than 60 sq. ft and the bylaw does allow a freestanding sign not exceeding 15% of the front wall area of the building which is huge, or 60 sq. ft, whichever is smaller.

New Correspondence

P. Shilhan read letter from Mr. Paul B. Thompson of 11 Charles Street dated 2/14/11 into the record Exhibit D (see attached).

J. Moore read letter from Beverly Enos, abutter at 296 Andover St., and former ZBA chair at the time of the original 1989 Decision, Exhibit E (see attached).

J. Moore -- They are also several letters in the application package in support of the application.

J. Moore asked the building inspector to explain the situation.

Jon Metivier, Building Inspector – Initially the complaint was a general complaint about signage then there was a more specific complaint on the Keon's Restaurant sign on the building, which was replacing a previous

existing sign 258 Andover restaurant sign that was not done with the benefit of a permit, so I issued a denial for it and requested that a permit application be filed for it, according to the bylaw, a 12 ft sign is what is allowed, so I requested they go to the board. I visited the property and there were also banners which had to be removed and you are only allowed one free standing sign, so there was a denial on the Keon's sign and 2nd decision requiring them to remove all other temporary signs on the property. I held the Keon's sign on the building in abeyance until they came to the board (letter in application).

J. Moore – Was it was an enforcement order or a denial of a permit.

J. Metivier – It was a denial of a permit, and with an additional request from the complainant to enforce the bylaw I did issued an order to remove or go through this process, and that was followed up with the letter to hold the removal of the Keon's sign in abeyance.

Kroner – One clarification the Country Club the property is owned by Jack Swansburg, my client Alan Boisvert owns Keon's and leases the front building space, the large part with the function halls and restaurant.

Audience

Christopher Rich, 292 Andover St. – I am very familiar with the club, as I am the most directly affected person in the way of signage view and I am absolutely pleased with the way Mr. Boisvert operates his business, the signage on the property is nothing but tasteful, I hope you will see that it stays as is, I was one of the previous owners of the club, (a very minor shareholder). I am very aware of the previous 258 Andover sign, if you check the file you will see that I wrote a letter of complaint at that time to the previous building inspector as the sign was offensively large and I was told at that time that it complied. This sign on the building is much less, and I find the banners that Mr. Boisvert puts out are consistent with banners that were previously out announcing different events, his A frames are better than in previous years, and they are good neighbors. As a citizen of the town we need to make sure that people like this stay in our town, and I think it's our responsibility to make sure this business stays. Whatever we can do to make this business thrive we should. Mr. Swansburg and I have had business differences but they are good people, I hope this request is granted, I don't have a problem with the signs, it's a wonderful restaurant and owned by wonderful people.

Richard Soloski – I own 3 & 4 Crescent Meadow Lane - I agree with Mr. Rich, and support the application and the signs should be granted.

Kroner – I have two employees here also who worked for the prior owner and new owner if you need them.

J. Moore – The application has many different approaches.

Kroner – At the time, I didn't know what direction the application was going, and Alan has come up with different sign proposals, as he has to run them by Mr. Swansburg, that's why the application had different arguments, We did the application as both a special permit and variance, but I would think it would be more of an amendment of the prior decision. Our complaint was not with the building inspector, it was just put in to protect my client's rights.

Board Questions/discussion

P. Shilhan asks some question on the order of how the application came about.

J. Moore – There are really 3 categories, the Keon's sign on the building the entrance signs, and some temporary signs that have come and gone over the years. I think we need to clarify which signs are grandfathered under 40A section 7 and then there is the issue of the previous decision itself, did it intend to allow signage on the property consistent with commercial use.

P. Shilhan – Has there always been 2 signs on the entry. Alan – Yes.

P. Shilhan – How many banners? Alan we had an A frame and stretched it out, I would like one on either side of the entry.

P. Shilhan – Is the entrance sign illuminated?

A. Boisvert – No, I have red or blue letters I can use, they are not illuminated the existing spot lights are still on the ground.

A. Boisvert – The signs out there were 4 x 8ft.

D.Kapnis – How many A frame signs are out at any one time?

A. Boisvert – No more than two. I want to keep it looking respectable and just to advertise events.

P. Shilhan – I would just like some clarification on the temporary signs from the building inspector.

J.Metivier, Georgetown Building Inspector – Residential allows for one sign temp. sign, no more than 12 ft square. There is no temporary signs provision in commercial zone. My personal opinion is the signage is appropriate for the use.

Kroner reads part of the sign definition in the bylaw; “The word “sign” does not include the flag pennant or insignia of any nation, state or other political unit...etc.” Maybe that’s something that can be discussed with the planning board.

J. Moore asks to mark the current Keon’s sign as Exhibit F, and the previous 258 Andover Restaurant and Pub sign as Exhibit G.

Mr. Christopher Rich (abutter) stated the prior 258 Andover sign picture is accurate.

A. Boisvert – The old 258 Andover sign the wording of “258” alone is 7 ft. wide, the second line of the sign “Andover Street Restaurant and Pub” is 24 ft. wide, and that total sign is 7 ft. high.

Board Discussion

J. Moore – I would like to treat this as a comprehensive signage plan. I think there is evidence here from the former Zoning member that some signage for a commercial use is appropriate here, and we need to get to what did the original decision/permit intend to include for the use, and is the signage considered an accessory use and the related activities. Next is the issue of grandfathering, there has been 2 entrance signs on there for more than 10 years, and certainly enough evidence here that they can keep those and just re letter them with the change of ownership, and it might change the shape which may change the size slightly.

J. Moore – Reads the sign bylaw, I would argue that the 2 entrance signs constitute freestanding signs because they have always had two of them out there, I think the sign on the building falls within the requirement of 165-65, so if the 165-65 signage in the business districts was intended as part of the original special permit, I think they certainly get the sign on the building, and they get the other 2 signs because they are grandfathered and then we get down to this temporary signage, if we think it’s appropriate under a special permit we can certainly condition how we think they can be allowed here, we don’t want to give them unlimited signs (banners) out in the front.

A. Boisvert – I would like to have the 2 A Frames, and maybe one or two banners if possible, even if I could put them up for a short period of time. I had that one up for Sunday Brunch, which we lost all that business on when we had to take it down.

G. Thibeault – What was the size of that banner?

A. Boisvert - 3ft. x 12 ft. The other two A Frame styles are 3x4ft. 12 sq. ft.

G. Thibeault – Where would the A Frames be located? (she points to the two exhibits the applicant brought in).

A. Boisvert - One would be at the entrance and another out front on the grass on the bend. Note: These were marked as Exhibits J & K.

D. Kapnis –I am not sure about the banners. D. Kapnis asks the Building Inspector Jon his thoughts on the banners.

J. Metivier – There are no provisions for banners or temporary signs in our bylaw and they way I view it is, if it's not specifically allowed, then it's not allowed.

A. Boisvert – There were always banners on the property for the last 15 or so years.

D. Kapnis - I think two is reasonable; we can condition it to at least give them two.

Kroner – I would like the board to hear from the present and previous employees of the club.

Donna Andrews, Director of Sales and Events, at the Black Swan - I was the function director for the previous Georgetown club for the last 10 years, when I started 10 years ago the 2 signs on the wall were there, then we added A frames and banner's announcing bridal shows, and the large 258 Andover St. on the building.

Carol Mansel - I worked for the previous ownership for 10 years, and as Donna stated there were the two entrance signs and there were temporary banners and A Frames announcing different events, and then the 258 sign on the building for at least 5 years that I remember.

J. Moore – Asks them if they new the approximate size of those banners.

Donna Andrews - They look about the same size.

Mr. Rich, 292 Andover St – The previous banners that use to be tied to the arborvitae trees were larger than those banners; they were approximately 20 ft. wide, when I was part owner. I have been affiliated with the club since 1996 and I remember the banners were necessary to recruit people to come in to participate in a charity event, or announce we were open to the public.

A. Boisvert submits Exhibits H, brunch banner and Exhibit I is the now open to the public, which are 3 ft. x 12 ft. 36 sq. ft. We were steadily busy when the banners were there, and then we were financially hurt when we had to take them down.

Exhibit J – Examples presented at meeting reads “Join us for New Years Eve”, Exhibit K – reads “Keons up coming entertainment”, Alan states these A frames will be professionally done. He will drop off J & K Exhibit pictures to Patty.

Discussion on Temporary signage

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P. Shilhan – I have concerns on the temporary signs, but this is not your standard business, you are trying to appeal to people to come into the business, we would be allowing it for that reason alone. I think we should state that in the decision it is specifically for this type of business.

G. Thibeault – In my opinion, that the open to the public type of sign is a necessary sign, I have a concern with the alcohol/beer being advertised with the brunch sign, as it's already on the Black Swan sign as show in the exhibit, to have a separate beer sign is different, it not saying come in to Keon's, and fundraiser's are different, I don't know how the neighbors would think about it.

A. Boisvert – I will not put that kind up if it's an issue.

J. Moore – We can condition it or not to limit the promotional products.

D. Kapnis – Looking at Exhibit H the beer is about half of the sign.

S. Freeman – If it's like a football fundraiser or PTA, are you paying for promotional banner, who's footing the bill, and is that a detriment to the fundraiser, if you're not the one paying for the sign does the football fundraiser lose the opportunity.

A. Boisvert – That is a great point. G. Thibeault – It doesn't have to be just alcohol just promotional items. Donna Andrew explained the sponsorship.

P. Shilhan – In the very broad picture the site is so large, I haven't notice the present sign being that large. What about either the A frames or banners, not both, just a banner in the middle somewhere.

G. Thibeault – I think the A frames are more effective up the on the sidewalk a bit. Can we make it so the banners are for functions only?

A. Boisvert – I don't know the timeframe on the front walls, I have to check that out with Mr. Swansburg.

A. Boisvert – I am asking for 2 banners and two A frames.

S. Freeman – Is 2 weeks enough time for the event banner?

Donna Andrews – We really need 3 weeks minimum the public wants to know in advance so the public can make plans and have enough time, a month would be ideal.

P. Shilhan – How about a banner that looks better that, you can dig a hole down 2 ft and poles it would look better and you can slide it out. A semi-permanent banner one sided.

G. Thibeault – I like the idea of limiting the percentage of the advertising, what's normal, would 25 or 30% of the promotional piece, of a 3 x 12 be ok. Alan – I think that would be fine.

Jon Metivier, Building Inspector – It sounds to me like you have formulated a comprehensive signage plan here, I think you have done some of it under grandfathering and some are consistent but I think the best way is by amending the original special permit, with conditions.

D. Kapnis – I think we should make the sign more aesthetically pleasing a semi-permanent support frame and maybe 25%.

MOTION- D. Kapnis/G. Thibeault - I move that the board find that signage appropriate for the operation of a golf club with related activities, facilities, and their accessory uses, be considered an accessory use as allowed by a special permit granted June 20, 1989, I further move that this board find that substantial and credible

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evidence presented at this hearing confirms that at least two permanent free standing signs and temporary "A Frame" and Banner style signs have been in place at the property for 10 years or more and that pursuant to M.G. L. Chapter 40 A, §7, no enforcement action to remove the free standing signs shall be allowed, I further move that the board grant the applicant's request to modify the existing special permit (this is singular in the minutes) granted June 20, 1989 specifically authorizing the existence of appropriate signage with the following conditions:

1. Signage be limited to, and consistent with the signage plans submitted to the board including; one sign mounted on the side of the building (Exhibit F), two signs mounted on the stone entrance (Exhibit A), two temporary "A Frame" signs not to exceed 12 sq. ft each (Exhibit J), and 1 (one) double sided banner not to exceed 36 sq. ft. (Exhibit H).
2. No temporary sign shall be in place for more than 21 continuous days.
3. No more than 25% of a temporary banner shall promote any consumer products.
4. Any Banner shall be supported by a semi-permanent support frame.
5. Any further modification to the signage plans must be approved by the Board of Appeals.

In granting this modification, this board finds that the requested use under the Georgetown Zoning Bylaw 165-79; a) is essential or desirable to the public convenience or welfare, b) will not overload any public water or other municipal system so as to unduly subject any area to hazards affecting health, safety, or the general welfare, c) will not impair the integrity or character of the district or adjoining districts, and d) will not cause an excess of that particular use which could be detrimental to the character of the neighborhood.

J. Moore – There is a motion on the floor, for 2 findings and a modification of the special permit, any discussion?

S. Freeman – I have a concern about #2 condition about the 21 day, could it be 28 days, for event planning. After brief discussion, D. Kapnis states he would amend that condition.

Friendly Amendment

D. Kapnis – I would like to amend condition #2 to read no temporary sign shall be in place for more than 28 continuous days. Seconded by S. Freeman.

Vote on Amendment

G. Thibeault – Yes, D. Kapnis – Yes, P. Shilhan – Yes, S. Freeman- Yes and J. Moore – yes. No more discussion. Motion to amend condition #2 carried unanimously.

Main Motion Vote:

<u>P. Shilhan</u> – Yes	<u>S. Freeman</u> – Yes	<u>G. Thibeault</u> - Yes
<u>D. Kapnis</u> – Yes	<u>J. Moore</u> – Yes	

Motion Carried unanimously, 5 -0 in favor of the Modification to the 1989 Special Permit with conditions.

EXHIBITS Presented at meeting.

- A – Entrance sign with red brunch lettering 72”in length x 96” high
- B – Previous entrance sign lighted by spot light
- C – Assessor’s card with parcel value
- D – Letter from resident Paul Thompson
- E – Letter from Abutter Beverly Enos
- F - Picture of Keon’s Restaurant sign now on Building
- G – Photo of previous 258 Andover Sign from previous owner
- H - Photo of Banner for “Brunch”
- I - Photo of Temporary Banner sign “now open to the public”

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- J - Exhibit of A frame example 3 ft x 4 ft. advertisement for New Years Eve
- K - Exhibit of A frame example 3 ft. x 4 ft advertisement for Keons Dining special

J. Moore – The Zoning clerk has 14 days to file a decision any appeal of this decision shall be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, within 20 days after the date the notice of decision was filed with the Town Clerk.

Motion – S. Freeman/P. Shilhan to close the hearing for 258 Andover St., no discussion, all in favor, Motion carried.

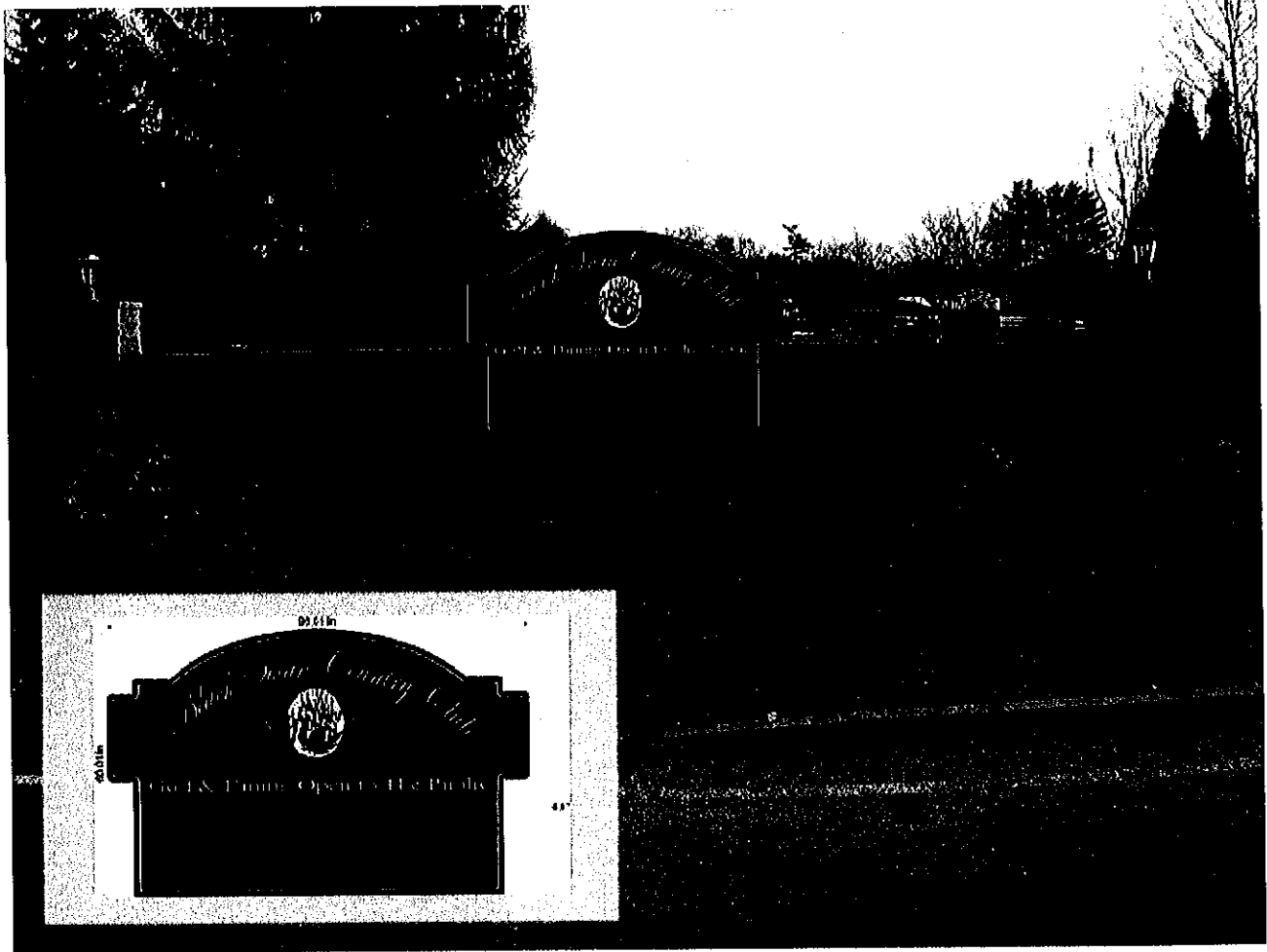
Patty Pitari
Zoning Administrative Assistant

Approved 5-3-11



Estimate #1232

2/24/2011



Sign Display Design Copyright Village Sign Works 2011.

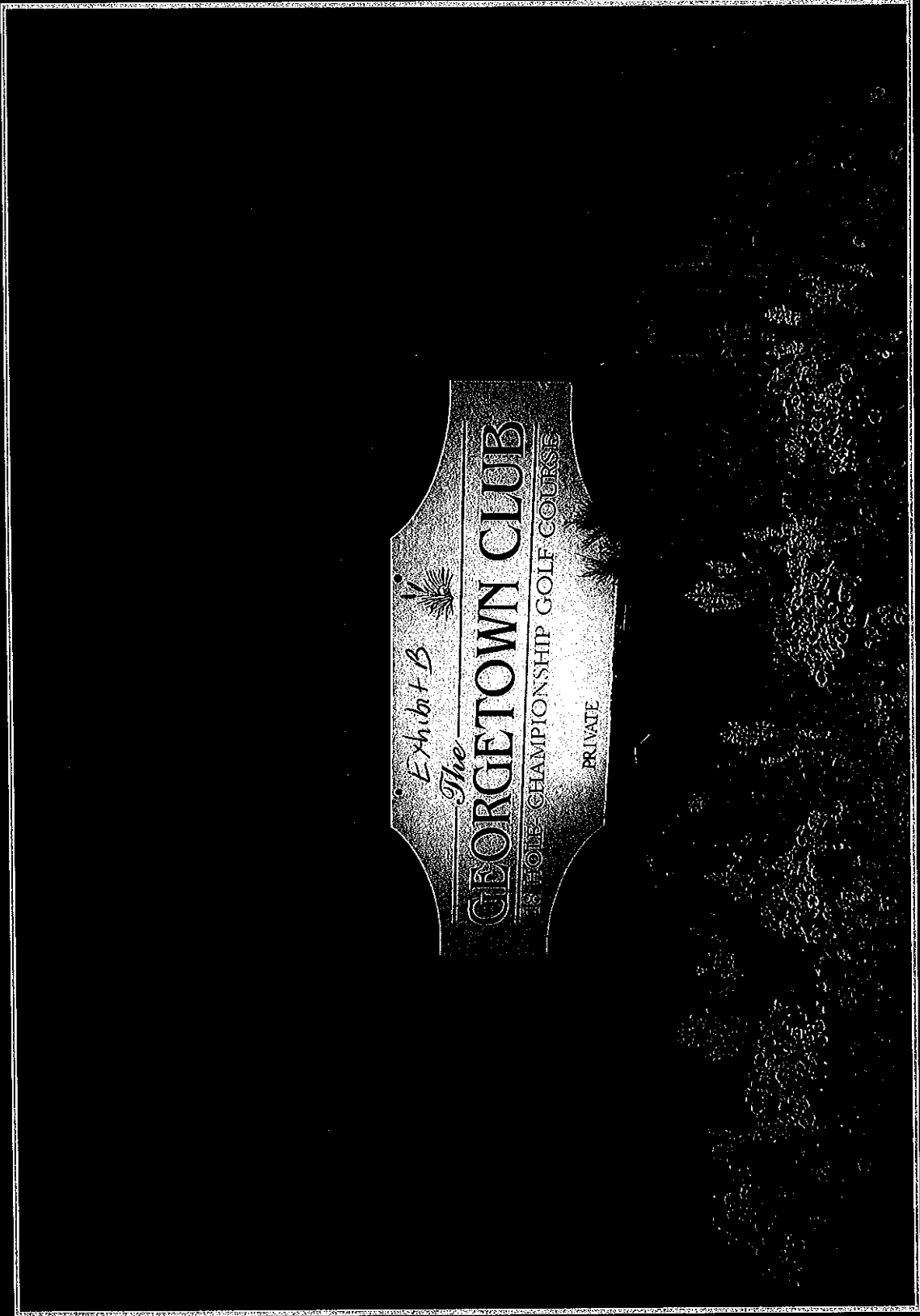


Exhibit B
The
GEORGETOWN CLUB
18 HOLE CHAMPIONSHIP GOLF COURSE
PRIVATE

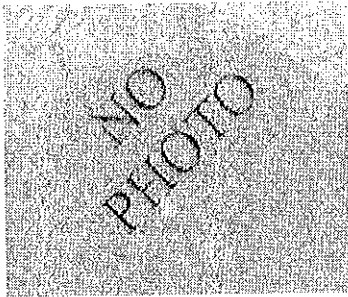
Wedding Receptions

Photography courtesy of
Baron Hall Photography and Cachet Photography

Exhibit C

258R ANDOVER ST

Building 1 of 2 Next Building >>



MBLU : 5 / / 3 / E / /

Location: 258R ANDOVER ST

Account Number:

SEARCH FOR SIMILAR SALE PROPERTIES



Parcel Value

Item	Current Assessed Value	FY 2009 Assessed Value
Buildings	2,685,200	3,080,500
Extra Building Features	183,700	97,900
Outbuildings	856,700	742,400
Land	1,713,700	2,449,200
Total:	5,439,300	6,370,000



Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
3800	GOLF CRSE MDL-94



Land Line Valuation

Size	Zone	Neighborhood	Assessed Value
118.81 AC	RC	310	1,713,700



Construction Detail

Item	Value
STYLE	Country Club
MODEL	Commercial
Grade	Average +10
Stories:	3
Occupancy	1
Exterior Wall 1	Vinyl Siding
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp

Interior Wall 1	Cust Wd Panel
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Hardwood
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	GOLF CRSE MDL-94
Total Bedrms	00
Total Baths	0
1st Floor Use:	3800
Heat/AC	HEAT/AC PKGS
Frame Type	FIREPRF STEEL
Baths/Plumbing	EXTENSIVE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	10
% Comn Wall	0



Building Valuation

Item	Value
Living Area	38,228 square feet
Year Built	1995
Depreciation	10%



Outbuildings (click here for a list of codes and descriptions)

Code	Description	Units
PAT2	PATIO-GOOD	3080 S.F.
SPL3	GUNITE	2300 S.F.
SPL3	GUNITE	254 S.F.
LT1	LIGHTS-IN W/PL	38 UNITS
BRD	BRIDGE	14 UNIT
SHD2	W/LIGHTS ETC	752 S.F.
PAV1	PAVING-ASPHALT	100000 S.F.
BHS2	CMM BTH HSE GD	1300 S.F.
FN3	FENCE-6' CHAIN	330 L.F.
SGN3	W/INT LIGHTS	40 S.F.&HGT
GAZ	GAZEBO	64 S.F.
TEN	TENNIS CT ASPH	14400 S.F.

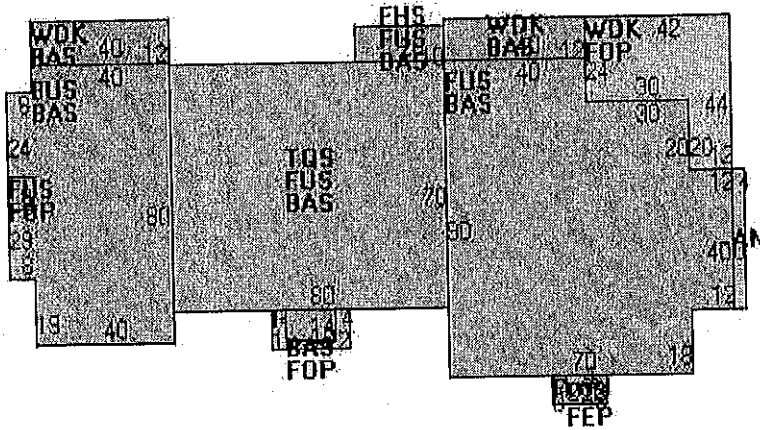


Extra Features (click here for a list of codes and descriptions)

Code	Description	Units
SAU	SAUNA	100 S.F.
ELV2	ELEVATOR/3STPS	1 UNITS
SPR2	WET/CONCEALED	34060 S.F.
FES	FIRE ESCAPE	1 UNITS



Building Sketch (click here for a list of codes and descriptions)



Subarea Summary (click here for a list of codes and descriptions)

Code	Description	Gross Area	Living Area
BAS	First Floor	17004	17004
CAN	Canopy	160	0
FEP	Porch, Enclosed, Finished	16	0
FHS	Half Story, Finished	260	208
FOP	Porch, Open, Finished	1696	0
FUS	Upper Story, Finished	15976	15976
TQS	Three Quarter Story	5600	5040
WDK	Deck, Wood	2208	0
Total		42920	38228

Building 1 of 2 **Next Building >>**

Online Database for Georgetown, MA Powered by Vision Appraisal Technology

Exhibit D

RECEIVED
FEB 22 2011

Statement of Paul B. Thompson

GEORGETOWN
ZONING BOARD OF APPEALS

February 14, 2011

RE: Installation of Free Standing Sign at Entrance to Black Swan Country Club (formerly The Georgetown Club).

To the Town of Georgetown Zoning Board of Appeals:

My name is Paul Thompson and I reside at 11 Charles Street, Georgetown, MA 01833.

I was an employee of the Georgetown Club from 1993 to 2003.

In June, 1993, a fellow employee, Alex Evangelista, and I erected a free standing sign at the front of the golf club on Andover Street. The sign's dimensions were as follows: We installed two 4'x4' posts in the ground, and then attached a 4'x8' sign to the posts. I have a vivid memory of this day, because I suffered from a detached retina from the strain of lifting the sign, and had to have surgery at the Mass Eye and Ear Hospital in Boston, in order to re-attach the retina. It is my recollection that this free standing sign remained at the front of the golf club entrance for many years, with the words "The Georgetown Club."

I hope this information will be of use to the Board.

Very truly yours,

Paul B. Thompson

Paul B. Thompson

Exhibit E

.....
Beverly Enos

February 23, 2011

Dear Zoning Board members,

I will not be able to attend the meeting ^{*in March B.E.*} on February, however I do wish to express my thoughts on the Black Swan/ Keon's application/ hearing.

In 1989 Gene English (Genco) applied for a special permit for "the operation of a golf club with related activities, facilities, and their accessory uses."

I was chairman of the ZBA at that time and had no connection with Gene English, Genco company or the proposed golf course.

We approached this application as a commercial use in an RC zone and conditioned primarily the construction phase of the project.

We were given no complete plans for the construction of the golf course other than **exhibit B** and an artist rendition.

In granting this permit our discussions were understanding that this would become a commercial use in a residential zone with no additional conditions beyond those the ZBA considered.

As an abutter, I pass the club daily and appreciate the huge improvement of the tasteful Keon's sign over the previous 150 + square foot signage that covered most of the front of the club house.

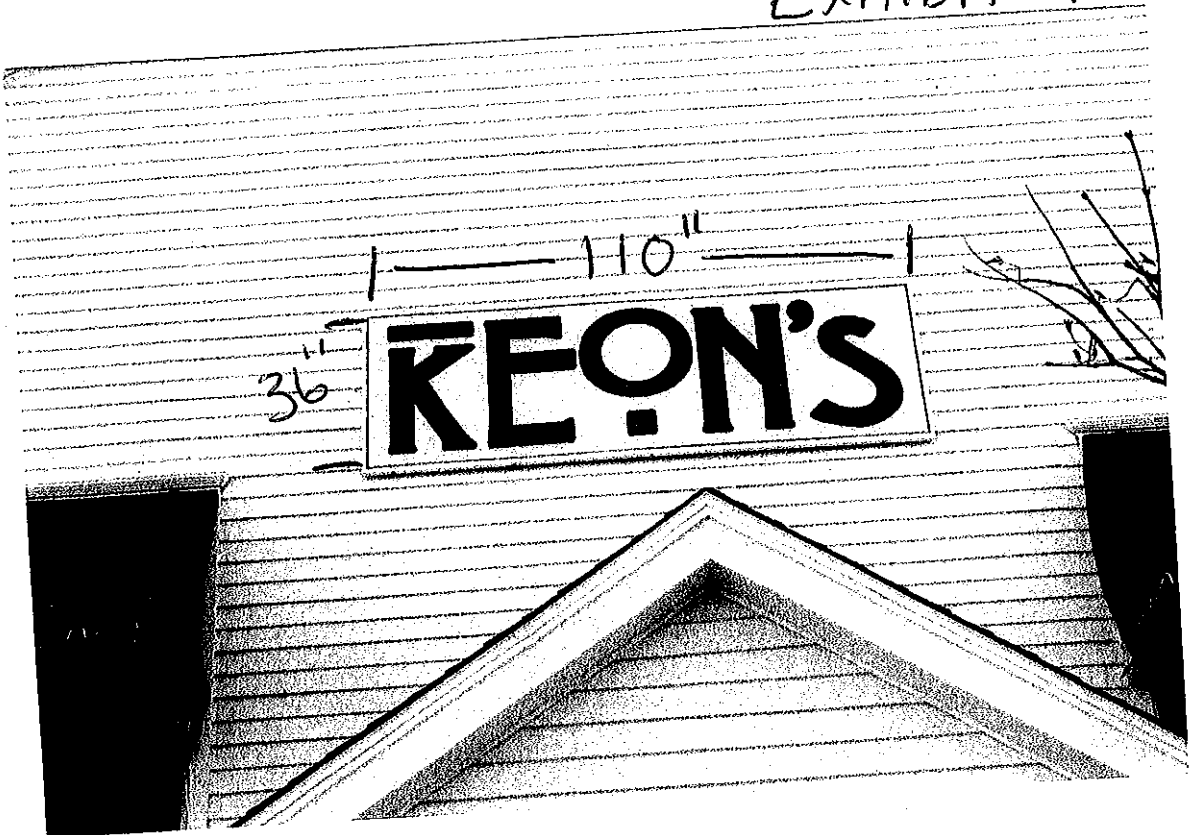
I would assume, and have no problem with, the entrance signage being replaced with something within the same size range and be considered "grand fathered" as they were there for more than 10 years.

Sincerely,

Beverly Enos
Beverly Enos

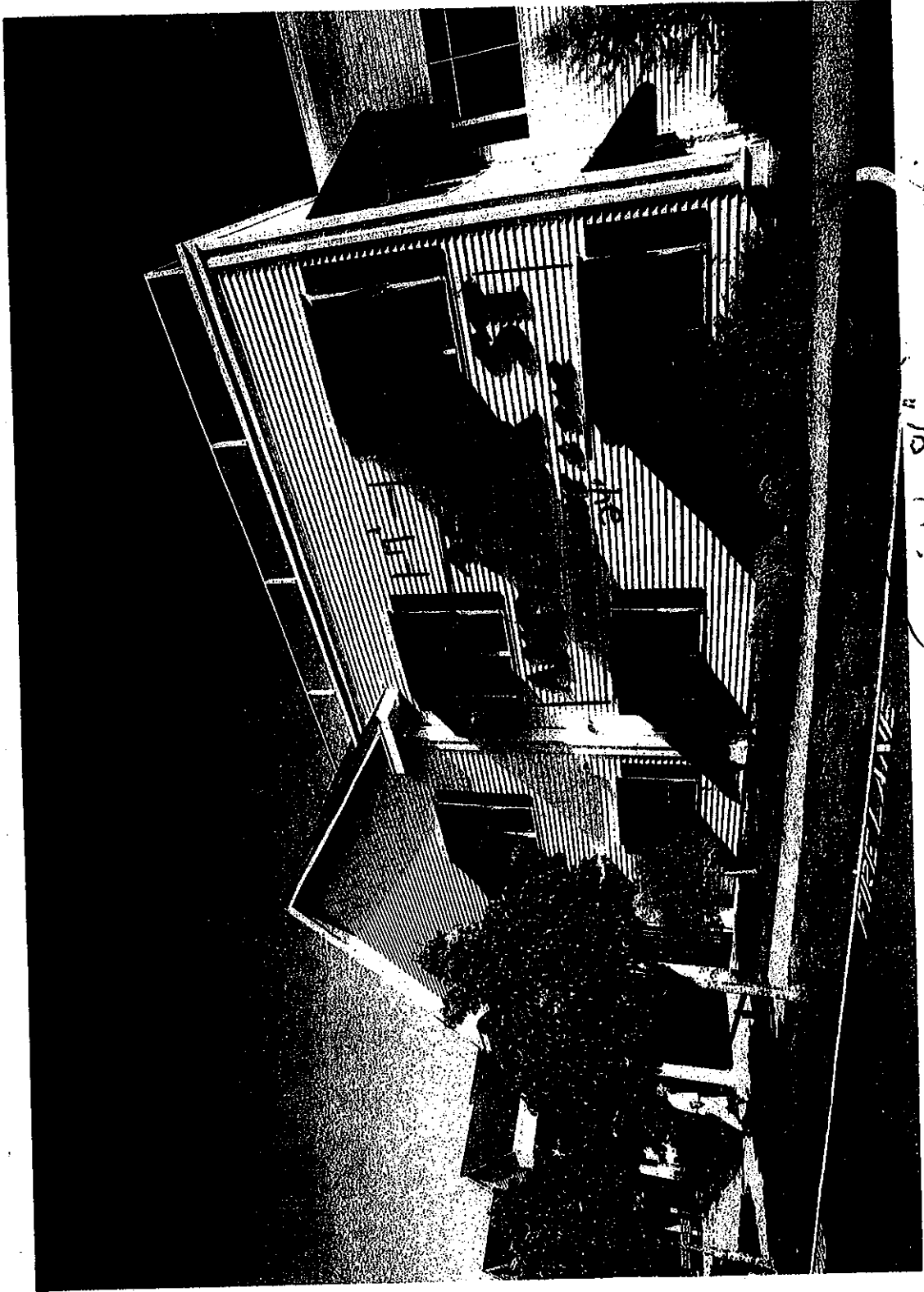
978-352-6176

Exhibit F



Previous
Sign

Exhibit G

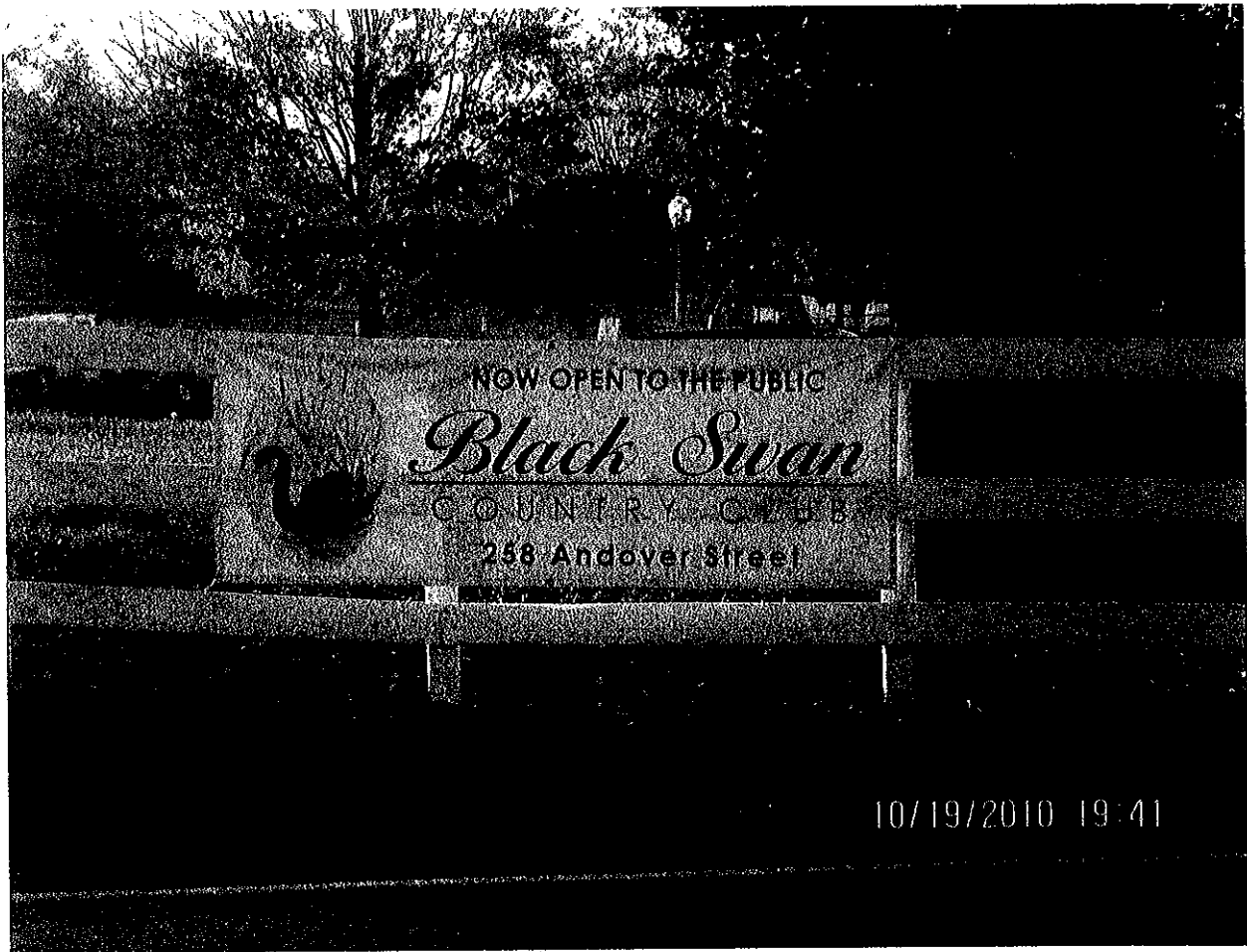


Height 86"
Width 24 Feet

Exhibit H



To Be
Semi-removed

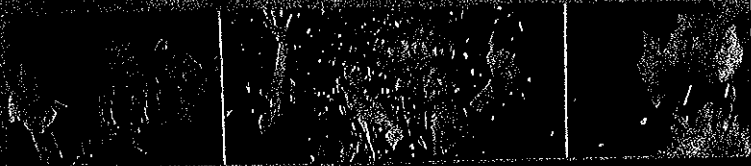


Anyone aggrieved by the Building Inspectors interpretation of the zoning bylaw may appeal his decision to the zoning board of appeals within 30 day of receipt of this order.

N. Jon Metivier

Town of Georgetown
Building Commissioner / Zoning Enforcement Officer

Join Us For New Years Eve



4 Course Dinner at Keon's Then...

Dance the Night Away
in our Ball Room

9:00pm-12:30am

Champagne Toast at Midnight!

Reservations Within or

Call 772-225-5500

DATE

Exhibit
J

1250 Ft.

KEON'S

UP COMING ENTERTAINMENT

FRIDAY 11/5 TOM PITTMAN
SATURDAY 11/6 TOM PITTMAN
FRIDAY 11/12 LYNNE LYNCH & THE CLASSICS
SATURDAY 11/13 LYNNE LYNCH & THE CLASSICS
FRIDAY 11/19 EXPRESSIONS "NATHAN & JOE"
SATURDAY 11/20 EXPRESSIONS "NATHAN & JOE"
WEDNESDAY (THANKSGIVING EYE) KEVIN GAUDREAU
FRIDAY 11/26 KIND SOUL
SATURDAY 11/27 ERIC McFADDEN
FRIDAY 12/3 KEVIN GAUDREAU
SATURDAY 12/4 EXPRESSIONS "NATHAN & JOE"
FRIDAY 12/10 LYNNE LYNCH & THE CLASSICS
SATURDAY 12/11 LYNNE LYNCH & THE CLASSICS
FRIDAY 12/17 THE CLASSICS
SATURDAY 12/18 EXPRESSIONS "NATHAN & JOE"
FRIDAY 12/24 KEVIN GAUDREAU

Exhibit
K.

1259. F. :

GEORGETOWN ZONING BOARD OF APPEALS
 Memorial Town Hall ♦ One Library Street ♦ Georgetown, MA 01833

ATTENDANCE RECORD OF PUBLIC HEARING DATED: 3/1/11



PLEASE PRINT THE REQUIRED INFORMATION FOR PUBLIC RECORDS BELOW

NAME/COMPANY REPRESENTING	ADDRESS	HEARING PRESENT FOR
Christopher Red	292 Andover	
James McQuinn	340 Andover	
Caryl Nansel	258 Andover	
Donna Andrews	258 Andover	
Lyanna F. Solocinski 344 CRISWENT MEADOW LN		
N. Jon Metivier		Buildings Inspector