



# TOWN OF NORTHBOROUGH Zoning Board of Appeals

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Approved 8.28.18

## Zoning Board of Appeals Meeting Minutes May 22, 2018

**Members in Attendance:** Richard Rand, Chairman; Mark Rutan, Clerk; Fran Bakstran; Brad Blanchette; Jeffrey Leland; Paul Tagliaferri

**Others in attendance:** Kathy Joubert, Town Planner; Bob Frederico, Inspector of Building/Zoning Enforcement Officer; James Withrow, Leslie Harrison, Michelle & David Gillespie, Laura & Anthony Ziton

Chairman Richard Rand opened the meeting at 7:00 pm.

**To consider the petition of Michelle Gillespie for a Variance to allow the installation of two proposed wall signs, that together will exceed the maximum allowed signage area of 32 square feet, on the building located at 10 Main Street, Map 63, Parcel 150, in the Downtown Business District**

Applicant Michelle Gillespie was present. Bob Frederico, Inspector of Building/Zoning Enforcement Officer, explained Ms. Gillespie is requesting a Variance to allow the installation of two wall signs, both of which are proposed to be 28.66 square feet in area, on the building at 10 Main Street. He stated the combined area of the two wall signs is 57.33 square feet, which exceeds the required maximum combined area allowed for two wall signs of 32 square feet, per Section 7.09.040G(1)(a)[2][b] of the Northborough Zoning Bylaw. He noted the relief Ms. Gillespie is seeking is 25.33 square feet more than allowed.

Ms. Gillespie presented pictures of the two wall signs in the proposed location on the building, stating the signs will be for the purpose of advertising her real estate business. She stated an existing sign for New England Acupuncture will remain on the building; signs for the eye glass office and the massage therapy office will be removed; and the frame from the sign for the reflexology business will remain and will be used for one of her real estate signs. A freestanding sign will remain and only her real business will be advertised on it. Ms. Gillespie noted the signs will be back-lit when her business is open.

Ms. Gillespie explained she needs the proposed signs because the building is on the corner of Main Street and South Street and is viewed from different angles of traffic and therefore the signage is appropriate for the scale and size of the building. In addition, the size of allowed signage per the zoning bylaw is too small for space on the building. Visibility from the road would be impacted by the allowed signage due to the scale of the building, and the signage will be placed appropriately on the building for front and side visibility.

Ms. Bakstran motioned to close the hearing; Mr. Blanchette seconded and the motion carried by unanimous vote.

**To consider the petition of The Gutierrez Company for a Variance to allow more than the maximum 168 parking spaces for a proposed distribution center and warehouse storage facility on the property located at 0 Bartlett Street, Map 51, Parcel 3, in the Industrial District and Groundwater Protection Overlay District Area 3**

Ms. Joubert explained she received a letter from David Robinson, Allen & Major Associates, Inc., on behalf of the Applicant, The Gutierrez Company, requesting to withdraw their Application without prejudice. She noted she also received an email message from Scott Weiss, Vice President of Development of The Gutierrez Company, confirming the Applicant no longer requires a request for a parking Variance for the property at 0 Bartlett Street.

Ms. Bakstran motioned to grant the Applicant's request to withdraw the Application without prejudice, Mr. Rutan seconded the motion and the motion carried by unanimous vote.

**To consider the petition of James Withrow for a Variance to allow the installation of a wall sign that will be 3-feet about the lower roof line of the front of the building located on the property at 45 Belmont Street, Map 110, Parcel 1, in the Highway Business District**

Applicant James Withrow, All About Signs, was present. He referred to two color pictures of the subject building, stating the property at 45 Belmont Street is the site of the Casa Vallarta Mexican Restaurant and the owner is seeking a Variance to allow a 10-foot by 3-foot (30 square-foot) wall sign installed above the gutter line, on the roof of the building, per Section 7-09-040G(2)(b) of the Northborough Zoning Bylaw.

Mr. Withrow explained the business is in a low-profile building and the proposed sign on the front of the building would help identify the restaurant. In addition, it is the only business that does not have a sign on the front of the building. He noted the sign will only be 3 feet above the lower roof line.

Mr. Rutan motioned to close the hearing; Ms. Bakstran seconded and the motion carried by unanimous vote.

**DECISIONS**

**10 Main Street**

Mr. Rutan motioned to grant a Variance to allow the total combined area of two proposed wall signs, one to be located on the Main Street side of the building and one to be on the South Street side of the building, to be no more than 60 square feet in area on the building located at 10 Main Street, per the pictures of the signs submitted and the condition that the signs shall be not be lit between the hours of 12:00am and 6::00am.

Ms. Bakstran seconded the motion and the motion carried by unanimous vote.

**45 Belmont Street**

Mr. Blanchette motioned to grant a Variance voted to allow a proposed wall sign on the front of the Casa Vallarta Mexican Restaurant to be no more than 3-feet above the lower roof line of the front of the building located at 45 Belmont Street per the picture submitted of the proposed sign. Mr. Leland seconded the motion and the motion carried by unanimous vote.

## **Old/New Business**

**Zoning Amendments:** Ms. Joubert note the zoning amendments from Town Meeting have been sent to the Attorney General's office and they have 90 days to review them.

**Master Plan Update:** Ms. Bakstran explained the committee has had their second meeting and the first public meeting will be held on June 12<sup>th</sup> at the Melican Middle School. She stated she was very impressed with the consultants from VHB, Geoffrey Morrison-Logan, and Donny Goris-Kolb, as they have a lot of ideas. She stated the first public meeting will be for the purpose of developing a vision, and goals, for the Master Plan by identifying opportunities to gain community involvement during the Master Plan process. She explained there will be three public meetings, two on-line community surveys events, and an Outreach Boards event with exhibits at the Library. She noted a short meeting of the committee will take place prior to the first public meeting on June 12, and the other planned meetings of the committee are on July 12<sup>th</sup>, September 6<sup>th</sup>, November 1<sup>st</sup> and January 3<sup>rd</sup>, 2019.

**Next Meeting:** The next ZBA meeting will be held on June 26<sup>th</sup>.

**The meeting adjourned 7:45pm.**

Respectfully Submitted,

Debbie Grampietro

ZBA Administrative Assistant