



TOWN OF GROVELAND

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**TOWN OF GROVELAND
ZONING BOARD OF APPEALS**

**DECISION AND NOTICE OF DECISION
APPLICATION #2017-9 SPECIAL PERMIT**

You are hereby notified of the Decision of the Board of Appeals on the application made by The Sign Center on behalf of A.W. Chesterton (the "Applicant") located at 860 Salem Street, Plat #47, Lot #17 located in the Industrial District (the "Property").

Application # 2017-9 was filed with the Town Clerk on October 10, 2017 as signified by the Town Clerk's date stamp. The Applicant requests a special permit under Zoning Bylaw 11.13 for proposed signage to allow:

1. Replacement of existing "Front Entry" monument sign with 36"h x100"w double faced, GE LED internally illuminated aluminum sign, totaling 25 square feet, mounted to existing brick base. The existing cast lighting is to be removed.
2. New "Visitor Entrance" monument sign, located within site comprised of a 36"h x 120"w single-faced sign, mounted 66" above grade between two 4" x 4" aluminum posts with 30"h x 120" w pole cover, totaling 55 square feet.
3. New "Global Training Center" freestanding sign, located within site comprised of a 18"h x 60"w x 3"d single-faced, aluminum sign mounted between two 4"x4" aluminum posts, painted black, totaling 7.5 square feet.

Notice of such public hearing was given by posting in Town Hall posting, publication in The Eagle Tribune on October 18, 2017 and October 25, 2017 and by mail to all parties-in-interest as defined in Section 11 of Chapter 40A of the Massachusetts General Laws.

The Board, as authorized by Section 15 of Chapter 40A of the Massachusetts General Laws, heard Application #2017-9 at a public hearing conducted on November 1, 2017.

FINDINGS:

1. Under the Zoning By-Laws, the proposed signs are permitted with a special permit from the Zoning Board of Appeals.
2. The Visitor Entrance sign and Global Training Center sign will not be illuminated, are needed for way-finding on the campus, and will not be visible from the public way or neighboring properties.
3. The proposed Front Entry sign will replace an existing sign. The proposed size of the Front Entry sign is necessary to maintain brand standards. The proposed sign will be internally illuminated and the existing cast lighting will be removed.

4. The proposed Front Entry sign will reduce the impact to the neighborhood because it will be internally illuminated rather than having light cast onto the sign. The operation of the proposed signs will not be detrimental to surrounding property or injurious to the public welfare.

DECISION:

The Board voted 4-0 to approve Application 2017-9 and grant the Applicant a special permit for the three signs described herein on the following terms.

1. This use is for an industrial company with customary accessory uses.
2. The cast lighting for the Front Entry sign shall be removed when the new sign is installed.
3. This Decision shall not take effect until it has been filed and recorded in the **ESSEX SOUTHERN DISTRICT REGISTRY OF DEEDS** and receipt of recording is delivered to the Town Clerk.
4. If the rights authorized to the applicant and or property owner by said Special Permit are not exercised within three (3) years from the date of granting of said Special Permit (filing date with the Town Clerk of the Boards decision), then such Special Permit Rights shall lapse and become null and void unless a substantial use thereof has commenced, except for good cause.
5. The Town Clerk shall certify on the copy of the filed decision that twenty (20) days have elapsed since that filing, and that no appeal has been filed or that if such appeal has been filed, that it has been dismissed or denied. A duplicate of said document shall be mailed to the applicant and/or owner.

Vote on Motion with Stipulations:

		YES	NO	ABSTAIN	ABSENT
CHAIR	(K. Baily)	X			
MEMBER	(K. Franson)	X			
MEMBER	(D. MacDonald)	X			
MEMBER	(J. Normand)	X			

Any Appeal of this Decision shall be made pursuant to Section 17 of Chapter 40A and shall be filed within twenty (20) days after the date of filing of the above cited Decision with the office of the Town Clerk.



 Chairperson

11/12/2017

 Date