



TOWN OF BOXBOROUGH

Zoning Board of Appeals

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Mark White, *Chair* • Kristin Hilberg, *Clerk* • Mark Barbadoro • Stefano Caprara • Michael Toups •
Shawn McCormack, *Alternate* • Than Stuntz, *Alternate*

APPROVED ON: August 16, 2022

Meeting Minutes

August 2, 2022

7:30 PM

Remote Meeting

Members Present: Mark White (Chair), Mark Barbadoro, Kristin Hilberg, Michael Toups

Mr. White outlined the meeting process and opened the meeting at 7:32pm. He apologized to the 60 Codman Hill Road applicant, as this item was not placed on the agenda and will need to be taken up at the next meeting.

The applicant voiced agreement with this continuation.

Mr. Barbadoro moved to continue the 60 Codman Hill Road hearing to August 16, 2022, 7:45pm. Seconded by Ms. Hilberg.

Roll call: Kristin Hilberg - aye, Michael Toups - aye, Mark Barbadoro - aye, and Mark White – aye. 4-0-0, motion carried.

650 Massachusetts Avenue Special Permit Hearing Signage

Mr. Toups read the legal notice for this Special Permit and opened the hearing.

Mr. White explained that the status of the use of the building behind this one is not clear, and the Town has requested information on this from that owner. The owner needs to explain the situation of both businesses on the property.

Mr. Toups asked about the jurisdiction of ZBA outside of the request for a sign permit.

Carina Ramos, applicant, explained that a number of permits were requested from the Town for the dog grooming use of the building.

In response to a question from Mr. Barbadoro, Ms. Ramos stated that she contacted the Town regarding the Building Inspector reviewing certain items in the building for the new use.

Mr. White explained that the applicant is supposed to submit an application for a requested sign and discuss it with the Board before placing it up. There is an issue because the applicant is requesting an after-the-fact approval. He noted that the bylaw, Section 6303, states that sign colors shall compliment the façade of the building, and fluorescent colors are prohibited. He is unsure if the sign meets these requirements.

Ms. Hilberg stated that the existing sign is pink but not fluorescent. The building is a grey color, and she believes the word “compliment” is in the eye of the beholder. She asked if the sign meets the dimensions of the bylaw. Mr. White explained that this is unclear, as an application submittal was never made.

Mr. White suggested that the applicant sit down with the Town Planner to discuss the sign requirements.

Mr. Toups noted that there is an exception for the three-color requirement in the bylaw if there is an illustration on the sign. He explained that he does not see an issue with the existing sign if it meets the size and line of sight requirements.

Mr. Barbadoro stated that he agrees that “compliment” is in the eye of the beholder. However, in this case, the Board is the beholder, as it is the one responsible for issuing a permit. It is at the Board’s discretion to decide if the sign is appropriate.

Mr. White stated that the Town likes to have an “old-town” feel to it. He would have requested that the sign be calmed down a bit to fit the style of the area if it had been brought to the Board initially.

Ms. Ramos explained that the sign for the business location in Sudbury is within a plaza with other buildings. The sign is listed among the other business signs for the plaza.

Mr. White stated that he would like for a complete application that accurately reflects what the applicant wants to do. He would not recommend permitting anything for this property, until any of the other use issues are cleared up regarding the entire site.

Ms. Ramos noted that she was unaware a sign permit was needed when she moved onto the site.

Mr. Toups noted that the most recent Board packet included a free-standing and wall mounted sign application with the necessary information.

Ms. Ramos stated that the application includes a 4’x4’ requested sign on the wall of the building, including a logo and the business name.

Ms. Hilberg stated that there were no comments or concerns from other Town departments.

In response to a question from Ms. Hilberg, Ms. Ramos stated that there is illumination on the free-standing sign at night. This was existing in the ground.

Mr. White explained that the Town is trying diligently to move away from up-lighting.

Mr. Barbadoro noted that most sign applications come from professional sign companies which are much more capable of crafting these requests. He explained that the Board only has four

members available this evening, and thus it would need to be a unanimous vote to allow the Special Permit. He suggested that the applicant request to table this item to a later date.

Mr. White noted that he is not willing to issue a permit at this time without clearing up other issues on the property. He explained that no one is requesting that the applicant remove the existing sign.

The Board discussed tabling this item until a full Board is available.

Mr. White stated that a complete and legible application needs to be submitted before the next hearing.

Mr. Barbadoro stated that there are two items regarding the conditions on the site. One is the business being conducted in the other building and the second is if a certificate of occupancy has been issued for the current use of this business.

Mr. Toups stated that the applicant mentioned that the Building Inspector has been out to the building to inspect the new use. He is not a fan of requiring applicants to go through a professional sign company to submit an application, as long as a complete application is submitted. Dimensions and lighting are important items to include. He does not necessarily agree with holding up the applicant's application for other uses occurring on the property that have nothing to do with her business.

Mr. White stated that the Board wants to work with the applicant and suggested that she reach out to Town staff or the Board in order to get a complete application submitted.

Mr. Barbadoro stated that he wants to make sure the use lines up with the table of uses in the bylaw. If the use does not align, but the Town agrees with it in this location, then it should consider amending the bylaw to include the use.

Ms. Hilberg moved to continue the 650 Massachusetts Avenue Special Permit hearing to August 16, 2022, 7:45pm. Seconded by Mr. Barbadoro.

Discussion:

The Board discussed an appropriate date for the continued hearing. Mr. White noted that the Board asked that no enforcement be completed on this site until this permit is resolved one way or another.

It was noted that the wall-mounted sign is not currently installed. Ms. Ramos stated that she is okay with this, as long as the existing sign can remain in place for now.

Ms. Hilberg amended the motion to continue the 650 Massachusetts Avenue Special Permit hearing to September 13, 2022, 7:45pm. Seconded by Mr. Barbadoro.

Roll call: Kristin Hilberg - aye, Michael Toups - aye, Mark Barbadoro - aye, and Mark White – aye. 4-0-0, motion carried.

Review Correspondence – None at this time.

Minutes – None at this time.

New Business

Mr. Barbadoro explained that there was a Massachusetts Environmental Protection Act (MEPA) filing for a proposed project at 1414 Massachusetts Ave. There is a link on the Town website to get more information, including an upcoming site walk. The project proposal is for buildings to contain either light manufacturing and/or R&D businesses.

Next Meeting: August 16, 2022

Mr. Barbadoro moved to adjourn the meeting at 8:38pm. Seconded by Mr. Toups.

Roll call: Kristin Hilberg - aye, Michael Toups - aye, Mark Barbadoro - aye, and Mark White – aye. 4-0-0, motion carried.

Respectfully submitted,
Kristan Patenaude

Join Zoom Meeting

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