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OCT 18 2018

**TOWN CLERK
ACTON**

Sign Special Permit 18-04
50 Nagog Park
SeaChange International
October 16, 2018



Planning Board

TOWN OF ACTON
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DECISION
18-04

SeaChange International
50 Nagog Park
Sign Special Permit
October 16, 2018
GRANTED

Decision of the Acton Planning Board (hereinafter the Board) on the application of Mark Conserva of Metro Sign & Awning (hereinafter the Applicant) on behalf of SeaChange International located at 50 Nagog Park on property in Acton, Massachusetts, owned by SeaChange International. The property is shown on the Acton town map as parcels B4-4 (hereinafter the Site).

This Decision is in response to an application for a sign special permit, received by the Acton Planning Division on August 20, 2018 pursuant to Section 7.13 of the Acton Zoning Bylaw (hereinafter the Bylaw) and the Sign Special Permit Rules and Regulations (hereinafter the Rules).

The Applicant presented the subject matter of the special permit to the Board at a duly noticed public hearing on October 16, 2018. Board members Mr. Ray Yacouby (Chairman), Mr. Derrick Chin (Vice Chair), Mr. Jon Cappetta, Mr. Anping Liu, and Ms. Emilie Ying were present throughout the hearing. The minutes of the hearing and submissions on which this decision is based upon may be referred to in the Planning Division or the Town Clerk's office at the Acton Town Hall.

1 EXHIBITS

Submitted for the Board's deliberation were the following exhibits:

- 1.1 Items and documentation required by the Rules consisting of:
 - A properly executed Application for a Sign Special Permit, received in the Planning Division on August 20, 2018;
 - Cover letter;
 - Certified abutters list;
 - Locus Plan;
 - Sign location plan;
 - Sign renderings.
- 1.2 Interdepartmental communication received from:
 - Natural Resources Division, date 8/20/18;
 - Fire Department, dated 8/20/18;
 - Building Division, dated 8/22/18;
 - Planning Division, dated 10/12/18.

Exhibit 1.1 is referred to herein as the Plan.

2 FINDINGS and CONCLUSIONS

Based upon its review of the exhibits and the record of the proceedings the Board finds and concludes that:

- 2.1 The Site is located within the Office Park – 1 (OP-1) zoning district. The Site has a three-story office building with one tenant: SeaChange International.
- 2.2 There is a licensed freestanding sign at the Site.
- 2.3 The Applicant requests a special permit for a sign in a location not otherwise permitted (hereinafter the SIGN):
 - a) One wall sign – as depicted in the application - for SeaChange International. Wall signs are allowed to be located on the 1st and 2nd floor. The zoning bylaw does not allow wall signs on floors above the second. It was proposed to be located on the building's third floor. Its dimensions, 4.5 feet high and 19.75 feet wide with a display area of 88.5 square feet comply with the Bylaw's by-right standards for wall signs. This Sign may be allowed on the Site by special permit in accordance with section 7.13.1.3.
- 2.4 The SIGN will be consistent with the intent and purpose of Section 7.
- 2.5 The SIGN will be consistent with the character and uses of the area and with the Zoning District in which they will be located.
- 2.6 The SIGN will have appropriate scale and proportion in their design and in their visual relationship to buildings in the area and to their general surroundings. It has been attractively designed and located, and will be compatible architectural elements of the building to which it principally relate and will be in harmony with other features in the OP-1 zoning district.
- 2.7 The SIGN will provide continuity with other SIGN, not including any non-conforming SIGN, on the same or adjacent buildings or lots with respect to dimension, proportion, mounting height, materials, and other important features.

- 2.8 The colors and materials of the SIGN is restrained, and in harmony with the buildings.
- 2.9 The materials used for the SIGN is appropriate and do not detract from the aesthetic qualities of the surroundings.
- 2.10 The number of graphic elements on the SIGN is held to the minimum needed to convey their primary messages and is in good proportion to the area of the SIGN' faces.
- 2.11 The SIGN will not unduly compete for attention with any other sign in the area.
- 2.12 The SIGN are necessary for adequate identification of the business at this Site.
- 2.13 The SIGN as approved herein is appropriate for the Site; consistent with the Master Plan; and in harmony with the purpose and intent of the Bylaw, specifically Section 7; will not be detrimental or injurious to the neighborhood where they are proposed; and comply in all respects to the applicable requirements of the Bylaw and the Rules.
- 2.14 The Board has received comments from various Town departments, which are listed in Exhibit 1.2 above. The Board considered these comments in its deliberations, made them available to the Applicant, and incorporated them into this decision as deemed appropriate.

3 BOARD ACTION

Therefore, the Board voted unanimously to GRANT the requested special permit, subject to and with the benefit of the following conditions and limitations.

3.1 CONDITIONS

The following conditions shall be binding on the Applicant and its successors and assigns, and shall be enforceable by the Zoning Enforcement Officer (ZEO) in his administration of the sign permits under section 7.6 of the Bylaw. Failure to adhere to these conditions shall render this special permit null and void, without force and effect, and shall constitute grounds for the revocation of this special permit, and of any sign permit issued by the ZEO hereunder. The Town of Acton may elect to enforce compliance with this special permit using any and all powers available to it under the law.

- 3.1.1 Prior to erecting the SIGN, the Applicant shall obtain a sign permit from the ZEO pursuant to section 7.6 of the Bylaw.
- 3.1.2 The SIGN's illumination, if any, shall meet the illumination standards in section 7.4.3 of the Bylaw.
- 3.1.3 The Sign shall be erected in accordance with the Plan approved and amended herewith, and shall otherwise comply with all applicable requirements of the Bylaw.
- 3.1.4 All taxes, penalties and back charges resulting from the non-payment of taxes, if any, shall be paid in full prior to issuance of a sign permit.

3.2 LIMITATIONS

This special permit shall be limited as follows:

- 3.2.1 The foregoing conditions have been stated for the purpose of emphasizing their importance, but are not intended to be all-inclusive or to negate the remainder of the Bylaw and the Rules.

- 3.2.2 This special permit applies only to the Site identified in this decision and to the proposed Sign as shown on the Plan.
- 3.2.3 Other approvals or permits required by the Bylaw, other governmental boards, agencies or bodies having jurisdiction shall not be assumed or implied by this decision.
- 3.2.4 This special permit shall lapse if substantial use thereof has not commenced within two years of the filing date of this decision with the Town Clerk, except for good cause, or if construction under this special permit is not continued through to completion as continuously and expeditiously as is reasonable. A request to extend said time limits must be made in writing to the Board at least 30 days prior to said expiration dates. The Board herewith reserves its rights and powers to grant or deny such extension, to issue any appropriate changes to the special permit and to require any appropriate modifications of the Plan.
- 3.2.5 The Board hereby reserves its right and power to modify or amend the Plan and the terms and conditions of this special permit with or without a public hearing upon the request of the Applicant, his designees or assigns, or upon its own motion.

4 APPEALS

Appeals, if any, shall be made pursuant to MGL, ch. 40A, s. 17 and shall be filed within 20 days after the date of filing this decision with the Town Clerk.

Signed on behalf of the Acton Planning Board


Roland Bartl, AICP, Planning Director
for the Town of Acton Planning Board

This is to certify that the 20-day appeal period on this decision has passed and there have been no appeals made to this office.

Eva Szkaradek, Town Clerk

Date

Copies furnished:

Applicant -
certified mail # _____
Owner

Land Use Department
Managers Department
Fire Department

Town Clerk
Engineering Department
Police Department