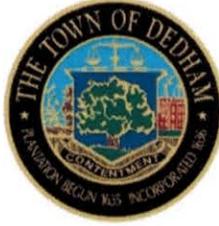


**ZONING BOARD MEMBERS**  
JAMES F. McGRAIL, CHAIRMAN  
J. GREGORY JACOBSEN, VICE CHAIRMAN  
SCOTT M. STEEVES  
E. PATRICK MAGUIRE, LEED AP  
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**ASSOCIATE MEMBERS**  
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JARED F. NOKES, J.D.



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**TOWN OF DEDHAM**  
**COMMONWEALTH OF MASSACHUSETTS**  
**ZONING BOARD OF APPEALS**  
**DECISION**



<b>APPLICANT:</b>	Paul M. Cook, Divine Signs, 6 Norman Street, Everett, MA 02149
<b>PROJECT ADDRESS:</b>	171 Milton Street, Dedham, MA
<b>CASE #</b>	<b>VAR-02-14-1795</b>
<b>PROPERTY OWNER/ADDRESS:</b>	Extra Space Properties Thirty, LLC, 2795 East Cottonwood Parkway, Suite 400, Salt Lake City, UT 84121
<b>MAP/LOT AND ZONING DISTRICT:</b>	129/4, Limited Manufacturing A
<b>DATE OF APPLICATION:</b>	February 17, 2014
<b>MEMBERS PRESENT AND VOTING:</b>	March 25, 2014, 8:23 p.m., Lower Conference Room
<b>PETITION:</b>	To be allowed a waiver from the Town of Dedham Sign Code for internal illumination of 171 Allied Drive, Dedham, MA
<b>SECTION OF SIGN CODE:</b>	Section 7.c.6
<b>REPRESENTATIVE:</b>	Paul M. Cook, Divine Signs
<b>DATE FILED WITH TOWN CLERK:</b>	

The Zoning Board of Appeals ("ZBA") of the Town of Dedham, Massachusetts held public hearings on Tuesday, March 25, 2014, in the Town Office Building, 26 Bryant Street, Dedham, MA. Present were members of the ZBA, Chairman James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, E. Patrick Maguire, LEED AP, and Jason L. Mammone, P.E. The hearings were duly advertised for this meeting of the ZBA in accordance with the requirements of MGL Chapter 40A, Section 11.

At 7:00 p.m., the Chairman called for the hearing on the petition of Paul M. Cook (hereinafter referred to as the "Applicant"), Divine Signs, 6 Norman Street, Everett, MA 02149, for such relief or waivers from the Dedham Sign Code as required to be allowed a waiver from

the Town of Dedham Sign Code for internal illumination of a wall sign at Extra Space Properties, 171 Milton Street, Dedham, MA.

The Applicant was represented by Paul M. Cook, Divine Signs, 6 Norman Street, Everett, MA 02149. The minutes from the hearing are the primary source of evidence and are incorporated herein by reference. The plans, documents, studies, etc. referred to are incorporated as part of the public record and are on file in the Planning and Zoning office.

The subject property is known and numbered as 171 Milton Street, Dedham, MA and is shown on Dedham Assessors' Map 129, Lot 4. The certified plot plan indicates that the Subject Property contains two (2) acres of land and has 277.06 feet of frontage on Milton Street. According to the Dedham Zoning Map, the Subject Property is located in the Limited Manufacturing A (LMA) zoning district. Currently, the property is occupied by a self-storage facility. According to the records maintained by the Dedham Board of Assessors, the building was constructed in 1965.

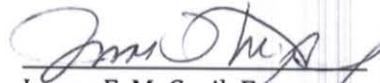
The Applicant proposes to replace signage at 171 Milton Street according to the business' new corporate branding. He is requesting a waiver from the Town of Dedham Sign Code for internal illumination of the wall sign. The Design Review Advisory Board did not recommend this sign because it was of the opinion that the pylon sign was sufficiently visible from a distance, and the wall sign faces a neighborhood.

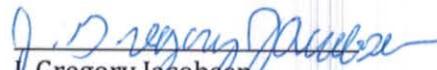
Mr. Maguire noted that the proposed wall sign measures 42.5 feet, which is over the allowable amount of 40 feet. The Applicant was asked to make the size of the sign comply with the Sign Code so that it will not require relief or a new application to the Zoning Board of Appeals. Mr. Cook agreed to make the sign 40 feet.

An abutter to the property, Alexander Kraus, 28 Flanagan Place, Dedham, MA, commented that the property already has a lot of light pollution. However, if he cannot see the sign from the back, he will be fine with the application. Otherwise, he would oppose the internal illumination.

Upon motion being duly made by E. Patrick Maguire, LEED AP, and seconded by Scott M. Steeves, the ZBA voted unanimously (5-0) to grant such waivers or relief as required to allow internal illumination of a wall sign at 171 Milton Street, Dedham, MA in the Limited Manufacturing A (LMA) Zoning District as long as the sign falls within the allowable square footage calculation of 40 square feet. In granting this relief, the ZBA finds (1) that Applicant has satisfied the procedural requirements set forth in the Dedham Sign Code, (2) that the relief is recommended by DRAB, and (3) that the same may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Sign Code.

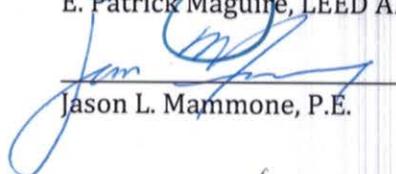
Dated: March 25, 2014

  
James F. McGrail, Esq.

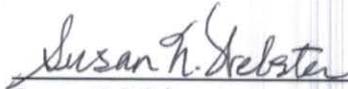
  
J. Gregory Jacobsen

  
Scott M. Steeves

  
E. Patrick Maguire, LEED AP

  
Jason L. Mammone, P.E.

Attest, by the Administrative Assistant:

  
Susan N. Webster

**Copies of this decision are filed in the Dedham Town Clerk's office. Copies of all plans referred to in this decision and a detailed record of the Zoning Board of Appeals proceedings are filed in the Dedham Planning Department.**

**Materials Submitted:**

- Zoning Board of Appeals application
- Design Review Advisory Board recommendation letter dated December 10, 2013
- Letter of authorization from Extra Space Storage, signed by Tiffany Fletcher, notarized by Colleen K. Pedersen
- Vicinity map
- Site map prepared by Co-operative Land Surveyors, LLC, 37 Lark Industrial Pkwy Unit B, Greenville, RI 02828
- Recommendation letter from Design Review Advisory Board dated December 9, 2013
- Packet from Applicant, including existing and proposed photos, specifications for signage