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TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS
ZONING BOARD OF APPEALS
DECISION

Applicant:	Little Sprouts, LLC
Project Address:	280 Bridge Street, Dedham, MA
Case #	VAR-09-14-1884
Property Owner/Address:	Bridge Street Realty Trust, c/o Keypoint Partners, 1 Burlington Woods Drive, Burlington, MA 01803
Map/Lot And Zoning District:	39/45, General Residence
Date Of Application:	September 16, 2014
Members Present And Voting:	James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, E. Patrick Maguire, LEED AP, Jason L. Mammone, P.E.
Petition:	To be allowed waivers from the Town of Dedham Sign Code for: An externally illuminated wall sign Installation of internal directional signage Installation of applied window graphics
Section Of Sign Code:	Sections 1, 4, 5, 7.C, Table 1, and Table 2
Representative:	Stephen P. Rahavy, Esq., 18 Norfolk Street, Dedham, MA 02026
Date Filed With Town Clerk:	OCTOBER 20, 2014

The Zoning Board of Appeals ("ZBA") of the Town of Dedham, Massachusetts held public hearings on Wednesday, October 15, 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. Legal ads were placed for two consecutive weeks in *The Dedham Times*. In addition, abutters within 300 feet of the property in question received notification of the hearings.

At 7:03 p.m., the Chairman called for the hearing on the petition of Little Sprouts, LLC, 354 Merrimac Street, Lawrence, MA 01843 for waivers from the Town of Dedham Sign Code for:

1. An externally illuminated wall sign
2. Installation of internal directional signage
3. Installation of applied window graphics

Dedham Sign Code Sections 1, 4, 5, 7.C, Table 1, and Table 2

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 280 Bridge Street, Dedham, MA, and is shown on Dedham Assessors' Map 39, Lot 45. Assessor's records indicate that the Subject Property contains of 6.3 acres of land, and 479.1 feet of frontage. According to the Dedham Zoning Map, the Subject Property is located in the General Residence zoning district. Currently, the property is occupied by two commercial buildings, one in the General Residence zoning district and one in the Limited Manufacturing A zoning district. According to the records maintained by the Dedham Board of Assessors, the building was constructed in 1974.

Mr. Rahavy gave a brief history of the property and the petition. The proposed signage is a brand or logo for Little Sprouts, LLC. The Applicant received approval from the Design Review Advisory Board on October 1, 2014, for the signage, and a Certificate of Action from the Planning Board dated June 12, 2014, for minor site plan review. In addition, the Conservation Commission issued a Negative Determination of Applicability on June 9, 2014.

The wall sign will be externally illuminated on the exterior of the building facing Bridge Street. It will be 40 square feet, and measure 29.5" x 195.25" with 2" deep fabricated letters on rails. Illumination will come from five to seven flood lights that are shielded and directed solely at the sign. Internal directional signage bearing the Little Sprouts brand will be 130 feet and 195 feet from Bridge Street. Applied window graphics measuring 14 7/8" high by 30" wide will help to orient patrons to the front door of Little Sprouts.

The Applicant respectfully submits that it satisfies the requirements and criteria for the issuance requirement of the requested relief or waivers. As required under the Dedham Sign Code, the Applicant has notified the Design Review Advisory Board (DRAB) of the intent to request the waiver/relief by submitting a complete application "package" to the Board (specifying the relief/waiver being requested).

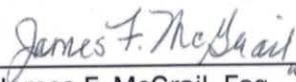
The Chairman asked for audience comments, and recognized Guanping Wang, 28 Berkley Road. Mr. Wang objected to the signage because the building is in the General Residence zoning district. He was particularly concerned about the wall sign, its size, the window graphics, and illumination. He said he may be able to see the lighted sign from the corner of his back yard. The Applicant agreed to illuminate the sign from 6 a.m. to 7 p.m., and then it would be off. The Board reassured him that if a new tenant wanted signage, it would have to come before the Zoning Board of Appeals, which would stop any offensive signage.

Upon motion being duly made by J. Gregory Jacobsen and seconded by Scott M. Steeves, the Zoning Board of Appeals voted 4 -1 , with Mr. Maguire voting in the negative, to grant the following waivers from the Town of Dedham Sign Code:

1. An externally illuminated wall sign. External illumination will be with 5-7 flood lights shielded and directed solely at the sign. The illumination will be on a timer and will only be illuminated from 6 a.m. to 7 p.m., Monday through Friday.
2. Installation of internal directional signage bearing the Little Sprouts brand name. One sign will be 130 feet from Bridge Street, and one sign will be 195 feet from Bridge Street.
3. Installation of applied window graphics.

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: October 15, 2014


James F. McGrail, Esq.

J. Gregory Jacobsen
J. Gregory Jacobsen

Scott M. Steeves
Scott M. Steeves

E. Patrick Maguire
E. Patrick Maguire, LEED AP

Jason L. Mammone
Jason L. Mammone, P.E.

Attest, by the Administrative Assistant:

Susan N. Webster
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
- Petition letter
- Photographs of proposed signage
- Photograph of existing condition by the door
- Rendering of location of signage
- Photocopies of MA Quitclaim Deed dated 6/24/72
- Site plan dated 3/21/86, signed by Planning Board
- Town of Dedham Assessors Database information
- Planning Board Certificate of Action dated June 12, 2014
- Zoning Board of Appeals decision dated 9/25/73
- Zoning Board of Appeals decision dated 7/29/83
- Zoning Board of Appeals decision dated 9/22/83
- Zoning Board of Appeals decision for 2 Washington Street, Dedham, MA, dated 3/28/14