

**TOWN OF BELMONT**  
**Office of Community Development**



**Belmont, Massachusetts 02478**

**SPECIAL PERMIT APPLICATION FOR STANDING,**  
**MORE THAN ONE WALL MOUNTED AND/OR PROJECTING SIGN**

Date Submitted 03/14/22

The undersigned hereby applies for a Special Permit to erect a Standing, more than one Wall Mounted and/or Projecting Sign as follows:

Location of Sign (Street address) 90 Trapelo Road

Name of Business NDW Inc DBA Cushing Square Auto Service

Owner of Business Nabin El-Lakkis Address 441 Pleasant St Phone 617-256-0234  
1400 Providence Hwy

Sign Erector The Sign Center Address Norwood MA 02478 Phone 781-278-0150

Size of Sign\* Length 99.25" Height 45" Width 1.5" Square Feet 31  
\*Refer to Zoning By-Laws for dimensional limitations. Attach plans for sign.

Material of Sign: Frame Aluminum Face plastic/acrylic Supports Steel

Will it be illuminated? yes If so, how? LED lighting What Hours? 6am-11pm M-F  
7am-10pm S-S

Are there any other signs for the business? yes If so, how many? 7 Size 48" circle,  
42" x 86" rectangular signs on storefront, 22.5" x 43" fan of them  
Location on both sides of pumps

I hereby certify that the information contained on this application and plans submitted are correct and that the plans will comply with all applicable provisions of Statutes, Regulations and By-Laws.

Signature [Signature]

**OFFICIAL USE ONLY**

Planning Board Action	Date	Building Department	Date
Granted		Received	
Tabled		Approved	
Denied		Approval Signature	
Conditions			
Approval Signature			



OFFICE OF COMMUNITY DEVELOPMENT  
Town of Belmont  
Homer Municipal Building  
19 Moore Street  
Belmont, Massachusetts 02478-0900  
Telephone: (617) 993-2666 Fax: (617) 993-2651

Office Use - Timestamp

PB -

**APPLICATION FOR A WAIVER TO ERECT A SIGN**

Date Submitted 03/08/22

The undersigned hereby applies for a waiver from the Planning Board to erect a sign that does not meet the dimensional or operational requirements of the Sign By-Law as follows:

Sign Type(s) Requiring a Waiver: Commercial free standing

Section of the By-Law: 5 2.4, (b), 3

Location of Sign (Street address): 90 Trapelo Rd Belmont MA 02478

Name of Business: NDW Inc DBA Lushing Square Auto Service

Owner of Business: Nabin El-Lakkis Address: 441 Pleasant St Belmont MA 02478 Phone: (617) 256 0234

Owner of Sign: Fr. Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Sign Erector: The Sign Center Address: 1400 Providence Hwy Norwood MA 02062 Phone: (781) 278-050

Size of Sign\* Length: 99.25" Height (to top of sign): 45" Square Feet: 3231 Thickness: 1.5"

\*Refer to Zoning By-Laws for dimensional limitations. Attach additional paper if necessary.

Material(s): Frame: Aluminum Face: Plastic / acrylic Supports: Steel

Will it be illuminated? YES If so, how? LED lighting What Hours? 6am-11pm M-F  
7am-10pm S-S

Are there any other signs for the business? YES If so, how many? 67 Size 48" circle, 42"x80"  
rectangular sign x 2, front of business, 22.5" x 43" x 4 on both

Type and Location Sides of pumps

I hereby certify that dimensions and other information on this application and plans or sketch submitted herewith are correct and that all applicable provisions of Statutes, Regulations and By-Laws will be complied with.

Signature \_\_\_\_\_

<b><u>(Office Use Only)</u></b>	
<b><u>Planning Board Decision</u></b>	Conditions:
Granted W/D Denied	
Date:	
Approval Signature on behalf of the Planning Board:	



OFFICE OF COMMUNITY DEVELOPMENT  
TOWN OF BELMONT  
19 Moore Street  
Homer Municipal Building  
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

March 9, 2022

Building Division  
(617) 993-2664  
Engineering Division  
(617) 993-2665  
Planning Division  
(617) 993-2666

Nabih El-Lakkis  
Cushing Square Auto Service  
441 Pleasant Street  
Belmont, MA 02478

RE: Denial for Standing Sign

Dear Mr. El-Lakkis,

The Office of Community Development is in receipt of your sign permit application for your proposal to erect a Standing Sign at 90 Trapelo Road located in the Local Business I (LBI) zoning district.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §5.2.5 b) 3 of the Zoning By-Law. This section of the Zoning By-Law allows a Standing Sign by Special Permit granted by the Planning Board.

1. A special permit is required for a standing sign.
2. A waiver is also required from the Planning Board as part of the Special Permit request.
  - a. §5.2.2 - *Any party seeking to erect a sign that does not meet dimensional or operational requirements of this By-Law may seek a waiver of the requirements of this By-Law from the Planning Board. The Planning Board may provide such a waiver if it finds that such a waiver will not adversely impact the health and safety of nearby persons or property and that granting the waiver is materially consistent with the purposes of this By-Law. In granting such a waiver, the Planning Board shall specify the size, type, and location of the sign(s) and impose such other terms and conditions as deemed necessary to promote the purposes of this By-Law.*

If you choose to proceed with this option, please contact the Office of Community Development to schedule an appointment with Robert Hummel, Senior Planner at (617) 993-2650 in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.  
Inspector of Buildings

## Project Statement

The purpose of this project is to renovate the existing sign at NDW Inc DBA Cushing Square Auto Service. The current sign does not work properly, is falling apart and is displaying the wrong logo since we purchased the property. Due to the former easement on the property, we were not able to update this sign along with the others. Now that we have purchased the easement from the town, we are hoping to finally complete the project. The proposed sign will be located at the front of the lot, as it did before. We are not altering its structural components, only the cosmetic components at the top. The proposed new sign will be the same dimensions as the old one at 45" x 99.25" on each side. The sign will be illuminated as it was before, however it will be lit with LED technology instead with halogen light bulbs. The sign will display the gas price as well, and will be lit during business hours: 6am-11pm Monday-Friday and 7am-10pm Saturday-Sunday. The price will be lit in red while the blue face and red and blue logo will be lit with a clear light that will illuminate its base colors. The location and lighting of the sign are consistent with what has already been in place for a number of years. Because of this, I do not believe it will adversely impact the health and safety of nearby persons or properties. If anything, the sign should be brighter than before which will improve lighting on the sidewalk and road at night for those impacted. We already have approached numerous customers and people passing by about the prospect for this sign, and have included their signatures approving this proposal. The existing sign has already been approved by the existing by-law, so this sign should not differ. It will greatly improve the look on the corner of the intersection of Trapelo Road and Common Street, as we have tried to do with our other renovations since purchasing the property, which included additional signage renovations already approved by special permit.



If Changes are needed Contact your Designer

Oliver Carnahan | [oliver@instantesign.net](mailto:oliver@instantesign.net) | 781-214-6528

Revision #

0

## STEP 1 - Please Review & Verify Specs

TOTAL QTY: 2x  
SIZE (WXH): 99.25" x 45"  
SIDES: single

OUTPUT METHOD: special order  
OUTPUT MEDIA: panface

MOUNTING MATERIAL:

ARTWORK COLORS: 4 color process

MODIFIERS: rounded corners

*\*confirm corner radius before production\**

FIXTURE: qty - size - color:

## STEP 2 - Approve Your Order For Production

X

\*Your signature approves the layout as designed, authorizes production to commence and your commitment to pay all balances upon completion.

## STEP 3 - Payments & Deposits

Please Circle: MC / Visa / AMEX / Discover

Print Card #: \_\_\_\_\_

St.# \_\_\_\_\_ Exp. \_\_\_\_/\_\_\_\_ Zip Code \_\_\_\_\_ CSV \_\_\_\_\_

\*We require a 50% deposit to begin production on approved art.



Town of Belmont  
Planning Board

**APPLICATION FOR A SPECIAL PERMIT**

Date: 03/03/2022

Planning Board  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Law of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 90 Trapelo Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for the renovation of the existing free standing commercial sign.

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

Print Name

Robin El-Khikis

Address

441 Pleasant Street  
Belmont MA 02478

Daytime Telephone Number

(617) 256-0234