

**TOWN OF BELMONT
PLANNING BOARD**

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BELMONT, MA

CASE NO. 19-09

APPLICANT: People's United Bank

2019 JUN -6 PM 3:36

PROPERTY: 277 Trapelo Road



2019 01824271

Bk: 01112 Pg: 142 Cert#: 193492

Doc: DECIS 09/25/2019 10:16 AM

MEMBERS SITTING/

VOTING:

Chuck Clark, Chair
Steve Pinkerton, Vice Chair
Thayer Donham
Edmund 'Ed' Starzec

Record Clerk

Belmont

Savings Bank

Not 139

Introduction

This matter came before the Planning Board ("Board") of the Town of Belmont ("Town") acting as Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts ("By-Law") and Chapter 40A of the Massachusetts General Law ("Zoning Act"). The Applicant, People's United Bank ("Applicant"), requests one Waiver from the By-Law under Section 5.2.2 to maintain and alter one nonconforming wall sign and one Special Permit under Section 5.2.5 for a standing sign at 277 Trapelo Road located in the Local Business III Zoning District.

Proposal

The Applicant proposes to maintain and alter a wall sign that was made nonconforming as a result of the 2017 amendments to the By-Law. The wall sign is located on a canopy that extends over the drive-through teller line, and would be the second wall sign in addition to the branding placed on the Automated Teller Machine (ATM). Additionally, the Applicant proposes to remove an existing, nonconforming standing sign and replace it with a new, conforming standing sign.

Submissions to the Board

1. April 11, 2019:
 - a. Project Description and Explanation of Need;
 - b. Application for a Waiver to Erect a Sign;
 - c. Property Owner/Landlord Permission Documentation;
 - d. Locational aerial photographs.
 - e. Existing conditions photographs; and,
 - f. Proposed renderings and Materials information.

Public Hearing

The Board held a duly advertised public hearing, and closed the hearing and deliberated on June 4, 2019. No member of the public spoke in favor or opposition to the Applicant's proposal.

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Deliberation and Decision

The Board discussed the Applicant's request for a Waiver under Section 5.2.2 of the By-Law to maintain and alter a nonconforming wall and a Special Permit under Section 5.2.5 of the By-Law to install a standing sign at 277 Trapelo Road located in the Local Business III Zoning District.

The Board first deliberated on the Waiver for the nonconforming wall sign and outlined that the sign was deemed nonconforming because there was a second sign on the ATM below the wall sign and also that the sign was greater than 10 percent of the wall area on which it was hung. The Board also highlighted the unusual architectural conditions that existed given that the wall sign was placed on a canopy over the drive through teller location. It was agreed that if the sign were on a wall that extended all the way to the ground, then it would not be greater than 10 percent of the total wall area. Therefore, the Board felt that if the Bank-branded signage was removed from the ATM, then the nonconforming wall sign would be appropriate and within conformance with the intent of the By-Law.

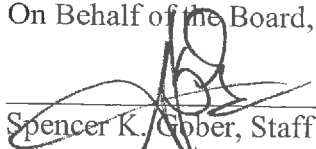
Subsequently, the Board discussed and deliberated on the standing sign, and agreed that it is in conformance with the By-Law. Given that the proposed standing sign would replace a much taller standing sign (which was made nonconforming as a result of the 2017 amendments to the By-Law), the Board agreed that the proposed sign would not be more detrimental than what currently exists.

Accordingly, upon motion duly made and seconded, **the Board voted 4-0 to grant the Applicant's request for a Waiver to alter and maintain a nonconforming wall sign and a Special Permit to install a standing sign at 277 Trapelo Road subject to the following conditions:**

General:

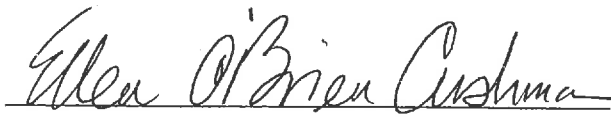
1. The Automated Teller Machine (ATM) located in the drive-through shall not contain any People's United Bank branding, and shall contain directional signage only.
2. The frames previously used for temporary signage shall no longer be utilized, and shall be removed.
3. A certified plot plan indicating the location of the new standing sign shall be submitted to the Office of Community Development.

On Behalf of the Board,


Spencer K. Guber, Staff Planner
Dated: June 6, 2019

I, Ellen O'Brien Cushman, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on June 6, 2019, and further I certify that no appeal has been filed with regard to the granting of said one (1) waiver with three (3) conditions.

September 25, 2019


Ellen O'Brien Cushman, Town Clerk
Belmont, MA