

**DECISION OF THE ZONING BOARD OF APPEALS
of the
TOWN OF WESTWOOD**

PROPERTY OWNER(S): Roche Bros Supermarket LLC

PETITIONER(S): I.D. Sign Group
9 Bristol Drive
South Easton, MA 02375

LAND AFFECTED: 338 Washington Street
Westwood, Massachusetts 02090
Map 23, Lot 217

HEARING:

The Board of Appeals for the Town of Westwood held a Public Hearing according to the General Laws of the Commonwealth of Massachusetts on Wednesday, November 16, 2022 at 7:00 PM via remote participation to consider the Petitioner’s request for a special permit pursuant to Sections § 6.2.15 [Signs - Special Permits], 6.2.6 [Signs-Maximum Number] and 6.2.6.2 [Signs-Maximum Area]. The Petitioner proposes to install a total of three (3) signs. The façade and monument signage replace existing signs on site and the other is a new wall sign. The three signs and the existing Citizens Bank sign would total four, which exceeds the maximum allowable number and area. The property is located in the Local Business B (LBB) zoning district.

BOARD MEMBERS: Michael McCusker, Chair
Linda Walsh
Keith Flanders

APPLICABLE SECTION OF THE WESTWOOD ZONING BYLAW

6.2.6 Signs Allowed in Local Business A (LBA) and Local Business B (LBB) Districts.

The following signs may be erected or maintained in Local Business A and Local Business B Districts, provided such signs are in compliance with all conditions set forth in this Section: Awning signs, directory signs, freestanding signs, marquee signs, projecting signs, wall signs and window signs.

6.2.6.1 The maximum number of signs shall not exceed the number of commercial establishments located on the premises, plus one (1) additional sign, plus one (1) additional historic sign.

6.2.6.2 The maximum area of one (1) sign associated with a commercial establishment shall not exceed seventy-five (75) square feet, and the maximum area of all other signs associated with that same commercial establishment shall not exceed twenty (20) square feet each.

6.2.15 **Special Permit.** The Board of Appeals may grant a special permit for a sign that does not comply with sign area, height, or setback requirements set forth herein, or which exceeds the maximum number of signs permitted, provided that said sign is otherwise in compliance with all other provisions of this section, and provided further that the Board of Appeals makes the following findings:

6.2.15.1 Applicant has adequately demonstrated that compliance with the provisions of this Section will be an undue hardship.

6.2.15.2 Sign scale is determined to be in reasonable relation to the scale of the building or structure and the sizes of signs on nearby structures. Page 6-25 Westwood Zoning Bylaw @ Revised through May 3, 2021

6.2.15.3 Sign size, shape and placement serves to define or enhance architectural elements of the building or structure such as columns, sill lines, cornices and roof edges.

6.2.15.4 Sign design is harmonious with other signage on the same or adjacent structures and provides reasonable continuity in mounting location and height, proportions and materials.

6.2.15.5 Sign materials, colors, lettering style, illumination and form are reasonably compatible with building design, and surrounding neighborhood.

6.2.15.6 Sign size, location, design and illumination do not present a safety hazard to vehicular or pedestrian traffic.

FINDINGS

In consideration of all of the testimony and exhibits and documents submitted before the Board, the Board makes the following findings of fact:

1. The Petitioner requested zoning relief in the form of a Special Permit pursuant to the Westwood Zoning Bylaw Sections §6.2.15 [Signs - Special Permits], 6.2.6 [Signs-Maximum Number] and 6.2.6.2 [Signs-Maximum Area].
2. Prior to the Board of Appeals meeting on November 16, 2022, the Petitioner requested to withdraw the application without prejudice.

DECISION

The Board of Appeals voted unanimously to grant the Petitioners' request for leave without prejudice.

RECORD OF VOTE

The following members of the Board of Appeals voted to grant the Petitioners' request for leave without prejudice: Michael McCusker, Linda Walsh, Keith Flanders.

The following members of the Board of Appeals voted to deny the Petitioners' request for leave without prejudice: None.



WESTWOOD ZONING BOARD OF APPEALS

Michael L. McCusker, Chairman

Linda Walsh

Keith Flanders

11/28/22
Date

338 Washington Street