

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

PROPERTY OWNER: OS 690 Canton Associates
1985 Cedar Bridge Avenue
Lakewood, NJ 08701

PETITIONER: National Sign Corporation
780 Four Rod Road
Berlin, CT 06037

LAND AFFECTED: 690 Canton Street
Westwood, Massachusetts 02090
Map 37 Lot 009

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 May 15, 2024 at 7:00 P.M. via remote participation to consider the Petitioner's request to amend a special permit granted by the Zoning Board of Appeals on September 18, 2013 filed in the office of the Town Clerk on October 7, 2013, pursuant to a previous version of the Westwood Zoning Bylaw. The Petitioner proposes to replace the previously approved tenant directory monument sign with a smaller branded monument tenant directory sign in the same location. The change in signage results in the total square footage of signs on site being 149.67sf with the total allowed being 130sf. The proposed replacement branded monument tenant directory sign is one more branded sign than allowed by right, as two branded signs currently exist on site. The Special Permit amendment is seeking relief under current bylaw Sections §6.2.15, §6.2.7.1 [Signs-Number], 6.2.7.2 [Signs-Square footage]. The property is located in the Industrial (I) zoning district.

BOARD MEMBERS: John Lally, Chairman
Michael McCusker
Linda Walsh

APPLICABLE SECTIONS OF THE WESTWOOD ZONING BYLAW

6.2.7 Signs Allowed in Highway Business (HB), Industrial (I), Industrial Office (IO), and Administrative-Research-Office (ARO) Districts.

The following signs may be erected or maintained in Highway Business, Industrial, Industrial Office, and Administrative-Research-Office Districts, provided such signs are in compliance with all conditions set forth in this Section: Awning signs, development identification signs, directory signs, freestanding signs, marquee signs, projecting signs, wall signs, wayfinding signs, and window signs.

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

6.2.7.2 The maximum area of one (1) sign associated with a commercial establishment shall not exceed one hundred (100) square feet, and the maximum area of all other signs associated with that same commercial establishment shall not exceed thirty (30) 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.
- 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 Subject Property is located at 690 Canton Street is an existing commercial building within the Industrial (I) zoning district.
2. The Petitioner proposes to amend a special permit granted by the Zoning Board of Appeals on September 18, 2013 and filed with the Town Clerk on October 7, 2013, pursuant to a previous version of the Westwood Zoning Bylaw. The Petitioner proposes to replace the previously approved tenant directory monument sign with a smaller branded monument tenant directory sign in the same location. The change in signage results in the total square footage of signs on site being 149.67sf with the total allowed being 130sf. The proposed replacement branded monument tenant directory sign is one more branded sign than allowed by right, as two branded signs currently exist on site.

3. The Special Permit amendment is seeking relief under current bylaw Sections §6.2.15, §6.2.7.1 [Signs-Number], 6.2.7.2 [Signs-Square footage]. The property is located in the Industrial (I) zoning district.
4. The Petitioner's proposal will not have a material adverse effect on the value of the land and buildings in the neighborhood, or on the amenities thereof, or be detrimental to the normal use of the adjacent property, and it will not be injurious or dangerous to the public health or hazardous because of traffic congestion, or other reason, and any adverse effects of the proposed use do not outweigh its beneficial aspects, all in view of the particular characteristics of the site and of the proposal in relation to that site.
5. The Petitioner has met all the requirements for a Special Permit pursuant to the Westwood Zoning Bylaw.

DECISION and CONDITIONS

The Board of Appeals voted unanimously to grant the Petitioner's request to amend the special permit granted by the Zoning Board of Appeals on September 18, 2013 filed in the office of the Town Clerk on October 7, 2013, pursuant to Sections §6.2.15, §6.2.7.1 [Signs-Number], 6.2.7.2 [Signs-Square footage] of the current Westwood Zoning Bylaw and upon the following conditions:

1. The Project shall be constructed in conformity with the submitted site plan titled "690 Canton Street Westwood, MA" prepared by All and Major Associates, Inc 100 Commerce Way P.O. Box 2118, Woburn, MA 01888 dated May 12, 2011 and sign plans titled "Labs@ 128 Station Westwood, MA" prepared by National Sign corporation 780 Four rod Road, Berlin, CT 06037, dated March 20, 2024.
2. This Special Permit shall not take effect until a copy of the Decision, bearing the certification of the Town Clerk that twenty (20) days have elapsed after the filing of the decision and either that no appeal has been filed or that an appeal has been filed within such time period, is recorded in the Registry of Deeds and indexed under the name of the property owner of record and the parcel address. A copy of these recordings shall be provided to the Building Commissioner, Town Clerk and the Board of Appeals.

RECORD OF VOTE

The following members of the Board of Appeals voted to grant the Special Permit for the above-mentioned project: John Lally, Michael McCusker and Linda Walsh.

The following members of the Board of Appeals voted in opposition to the grant of the Special Permit: None.

Received May 21, 2024@4:25PM
By: Westwood Town Clerk



WESTWOOD ZONING BOARD OF APPEALS



John Lally, Chair



Michael McCusker



Linda Walsh

5/21/24
Date

690 Canton Street