



**WESTWOOD BOARD OF APPEALS
APPLICATION FOR HEARING**

1. **Name of Applicant:** BC Highland Glen, LLC and CRHGII Residential, LLC
2. **Applicant is (check one):** Owner Tenant Abutter Purchaser Other
3. **Mailing address of Applicant:** c/o Peter A. Zahka, II, Esp., 12 School St., Dedham, MA 02026
4. **Telephone - Home:** _____ **Business:** 781-329-2601
5. **E-Mail Address of Applicant:** Peter@ZahkaLaw.com
6. **Address of Property subject to Hearing:** 1055 and 5100 Highland Glen Road
7. **Owner of Property:** BC Highland Glen, LLC and CRHGII Residential, LLC
8. **Mailing Address of Property Owner:** Two Center Plaza, Boston, MA 02108 (BC)
2310 Washington St., Newton, MA 02462 (CRHGII)
9. **Telephone - Home:** _____ **Business:** _____
10. **Deed recorded in: Norfolk County Registry of Deeds: Book #** 34766 **Page #** 546
34767 **Page #** 71
- or Land Court Registry: Certificate # _____ Book # _____ Page # _____
11. **Property MAP #** 20 **LOT #** 126 **DISTRICT** Single Residence C
12. **Has an appeal/application ever been filed with the ZBA on this property? (Y/N)** Y **If yes, when:** 2/11/08
11/8/76
13. **NATURE of Application (check one):** 11/2/78
6/15/90
8/2/05
 Appeal in accordance with MA G.L.Ch. 40A, Sec. 8 as amended
 Special Permit in accordance with MA G.L.Ch.40A, Sec. 9 as amended
 Variance in accordance with MA G.L. Ch. 40A, Sec. 10 as amended

When applying for a Special Permit under Section 9.3 of the Westwood Zoning Bylaw, please make sure that you and/or your attorney refer to the specific bylaw regarding this section.

STATE the EXACT NATURE of this application including the applicable section number(s) of the Westwood Zoning Bylaw:

Special permits per Section 6.2.15 of the Westwood Zoning By-Law to be allowed four (4) signs with sign area of 49 sf, 49 sf, 20.17 sf, and 26 sf, at 1055 and 5100 Highland Glen in a residential district.

Plan on a minimum of three months to complete the process.

I hereby request a hearing before the Westwood Board of Appeals with reference to the subject property.

I am aware that the cost of legal advertising will be billed to me directly as the Applicant, by the newspaper at a later date. I am also aware of the provisions in the Zoning Bylaw with regard to Reimbursement for Consultants, and I agree to reimburse the Board of Appeals and the Town of Westwood for all costs incurred by the Town or its' Boards for all fees, expenses and costs in connection with the review and evaluation of the Application for Special Permit and/or Variance.

I have reviewed the Zoning Board of Appeals Instructions and Information and understand the time requirements.

Signed:  Date: 3/20/17
APPLICANT'S SIGNATURE (or Agent)

Signed: _____ Date: _____
PROPERTY OWNER (if different from applicant)

<p align="center">SCHEDULE OF FILING FEES FOR THE BOARD OF APPEALS</p> <p align="center">Residential Properties - \$165.00</p> <p align="center">Business Properties - \$330.00</p> <p align="center">Comprehensive Permits - \$2530.00</p>

CHECKLIST:

- 6 copies of the Application
- 6 copies of the OPTIONAL Appendices (if completed)
- 6 copies of a Certified Plot Plan – size 11" x 17"
- 6 copies of the Building Plans (interior and/or exterior as applicable) – size 11" x 17"
- 6 copies of the Building Commissioner's denial of a building permit or equivalent

File the six (6) packets in the Town Clerk's office located at 580 High Street making sure to include a check for the filing fee in the correct amount.

Deliver one (1) electronic copy of the Application with attachments to the Office of the Board of Appeals at 50 Carby Street.

Plan on a minimum of three months to complete the process.

OPTIONAL

APPENDIX A – Variance Worksheet

N/A

The Variance must be with respect to particular land or structures.

- Parcel of Land: _____
- Structures: _____

There must be circumstances relating to soil conditions, shape, and topography of such land or structures and especially affecting such land or structures, but not affecting generally the zoning district in which it is located.

- Circumstances would be: _____

Literal enforcement of the provisions of the bylaw would involve substantial hardship, financial or otherwise, to the petitioner or appellant.

- Hardship would be: _____

Desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such bylaw.

- Relief would be:

- Detriment would be:

- Intent or purpose of Bylaw section?

- Would the Variance nullify intent or purpose above?

- Is there any substantial derogating (lessening) of the intent or purpose and if so, what is it?

Plan on a minimum of three months to complete the process.

OPTIONAL

APPENDIX B - Special Permit Considerations

- The structure is in harmony with the general purpose and intent of the bylaw. Subject Property contains over 20 acres of land and has large buildings. Proposed signs are of reasonable size and scale in relation to site and buildings. The ~~two (2) main entrance signs are replacing existing signs and the other two (2) signs will not be visible off site. See Addendum to Application.~~
- The structure is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.

See above.

- Adequate and appropriate facilities will be provided for the proper operation of the proposed structure.

See above.

- The proposed structure will not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse material, visual or other nuisances.

See above.

- The proposed structure will not cause undue traffic congestion in the immediate area.

See above. The proposed signs are designed to direct traffic.

**ADDENDUM
TO
APPLICATION FOR HEARING**

APPLICANT: **CRHGII Residential LLC and BC Highland Glen LLC**

PROPERTY: **1055 and 5100 Highland Glen Road**

The Subject Property, known as 1055 and 5100 Highland Glen Road, is located in the Single Residence C Zoning District. The Subject Property contains in excess of 20 acres of land and is occupied by six (6) buildings. The Subject Property was initially developed under a Comprehensive Permit granted by the Westwood Zoning Board of Appeals in 1976 (See Westwood Zoning Board of Appeals decisions recorded with Norfolk Registry of Deeds Book 5670, Page 53, Book 5558, Page 613, Book 8683, Page 88, and Book 22726, Page 232). In 2008, the Westwood Zoning Board of Appeals granted and approved variances and special permits for two free-standing signs at the Subject Property. Specifically, variances were granted with respect to the sign material and special permits were granted for the number of signs and the sign area of the same.

The Subject Property is currently a two-unit condominium (with each “unit” consisting of several buildings and land). Applicant CRHGII Residential LLC will be operating its unit as “Residences at Highland Glen” and Applicant BC Highland Glen LLC will be operating its unit as “Highland Glen Apartments”. For lots in residential zoning districts, the Westwood Zoning By-Law provides for a maximum of one (1) exterior sign for each family residing on the premises with each sign have a maximum area of one (1) square foot. Applicant proposes a total of four (4) signs with areas of 49 sf, 49 sf, 29.17 sf, and 26 sf. The two (2) signs with an area of 49 sf will be located at the main entrance (near High Street) to the Subject Property and shall be replacing the existing two (2) signs (which were the subject of the Zoning Board of Appeals decision referenced above). The sign with an area of 29.17 sf will be located on Highland Glen Road and is designed to direct the public to the leasing offices for the two entities. The sign with an area of 26 sf will be located in rotary/island in front of the building for the Residences at Highland Glen.

Applicants submit that they satisfy the requirements for the requested special permits. At the outset it should be noted that Zoning By-Law does not differentiate between signs for single family dwellings in a residential zone and for a 20+ acre project developed under a Comprehensive Permit. In addition, with respect to the two (2) signs at the main entrance (near High Street) Applicant avers that the rationale for the original special permits is still relevant. The proposed signs will provide necessary exposure in order to capture the attention of traffic traversing in both directions. In terms of the two additional signs, Applicant indicates that the same are required to provide proper direction and guidance to the public relative to the two separate entities now operating on the Subject Property. It is noteworthy that these signs will not be visible off the Subject Property.

The size and scale of the proposed signs are reasonable in relation to the scale of the Subject Property and the buildings located on the same. Furthermore, the signs do not present a safety hazard to vehicular or pedestrian traffic. In fact, Applicant believes that such signs will promote better vehicular movement throughout the Subject Property by directing any such traffic to the appropriate location on the same. Given that only two (2) of the signs will be visible from off-site (and those two signs are replacing existing signs in the same location) the proposed signs will not have any adverse impact on the neighborhood or the Town. The signs will otherwise be in conformance with the required setbacks prescribed under the Zoning By-Law. The sign material, colors, and lettering are reasonably compatible with the building design and surrounding neighborhood.



PROPOSED SIGN

SIGN B – 26.0 SqFt

- PER HIGHLAND GLEN SPECIFICATIONS
- PER HIGHLAND GLEN SPECIFICATIONS
- PER HIGHLAND GLEN SPECIFICATIONS
- PMS WARM REDC
- WHITE

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Project	HIGHLAND GLEN	Rev 1	2.2.17	Rev 4	2.10.17	MN	File Name	Scale	3/4"=1'-0"	Date	2.2.17
Location		Rev 2	2.3.17			MN	Project No.	Drawn	B.S.S.	Sheet	1 OF 1
Description	SINGLE-SIDED MONUMENT SIGN	Rev 3	2.3.17				This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from this Company. All common law and copyright laws are hereby specifically reserved.	Dwg. No.	6240_2		
		Revisions				By					



END VIEW



PROPOSED SIGN

SIGN C – 29.17 SqFt

- PER HIGHLAND GLEN SPECIFICATIONS
- PER HIGHLAND GLEN SPECIFICATIONS
- WHITE
- PER HIGHLAND GLEN SPECIFICATIONS
- PMS WARM REDC



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Project	HIGHLAND GLEN	Rev 1	2.3.17	MN	File Name	Scale	3/4"=1'-0"	Date	2.2.17
Location		Rev 2	2.10.17	MN	Project No.	Drawn	B.S.S.	Sheet	1 OF 1
Description	SINGLE-SIDED DIRECTIONAL SIGN	Revisions		By	<small>This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from this Company. All common law and copyright laws are hereby specifically reserved.</small>		Dwg. No. 6240_3		



SIGN A – 49.00 SqFt

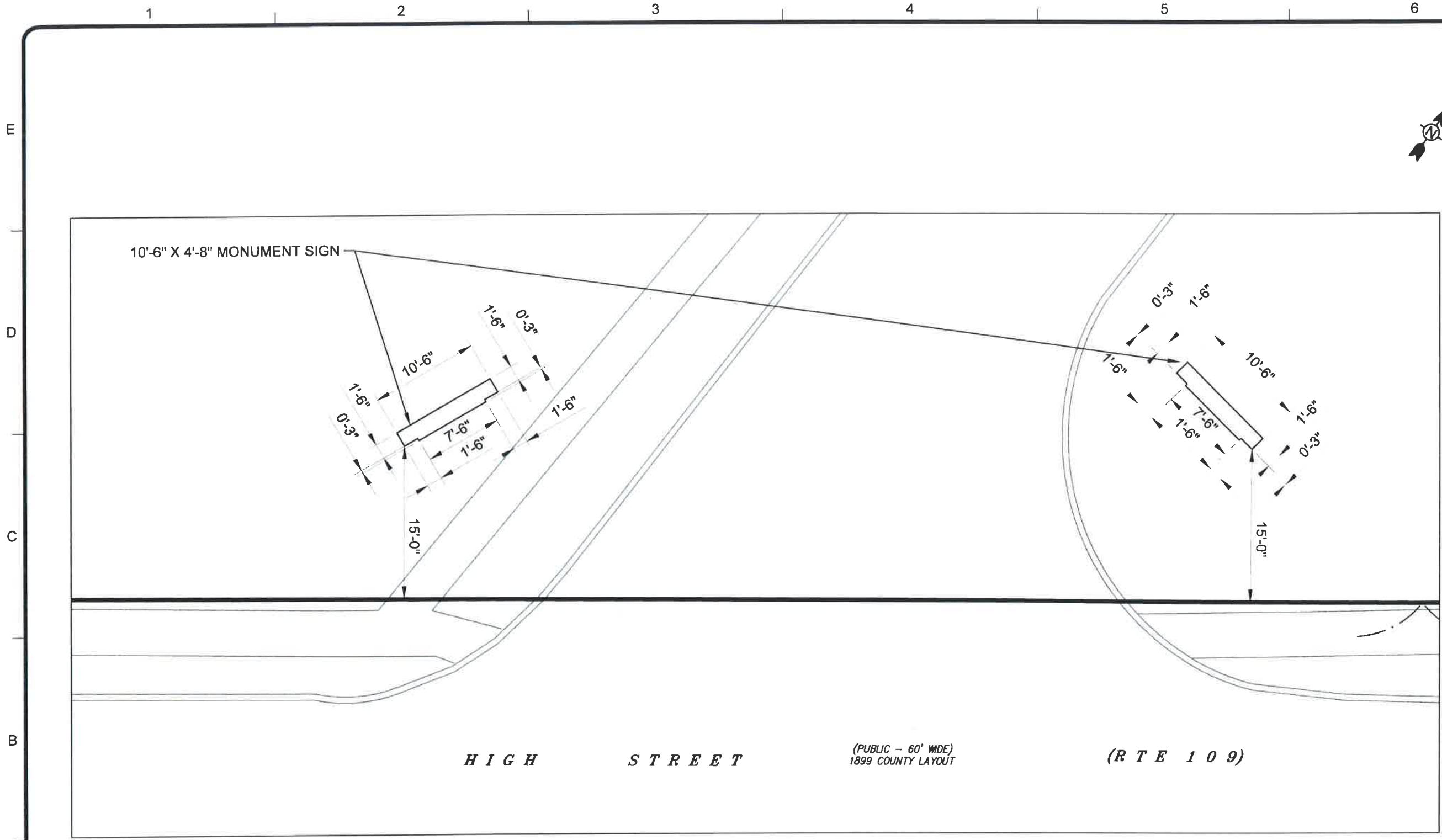
- PER HIGHLAND GLEN SPECIFICATIONS
- PER HIGHLAND GLEN SPECIFICATIONS
- PER HIGHLAND GLEN SPECIFICATIONS
- PER HIGHLAND GLEN SPECIFICATIONS
- WHITE
- PMS WARM REDC
- PMS WARM GRAY 8C



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Project	HIGHLAND GLEN	Rev 1	2.2.17	MN	File Name	Scale	3/4"=1'-0"	Date	2.1.17
Location		Rev 2	2.3.17	MN	Project No.	Drawn	B.S.S.	Sheet	1 OF 1
Description	SINGLE-SIDED MONUMENT SIGN	Rev 3	2.10.17		This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from this Company. All common law and copyright laws are hereby specifically reserved.	Dwg. No.	6240_1A		
		Revisions		By					

2/13/2017 2:57:29 PM - P:\176734\143-76734-17001\CAD\SHEETFILES\SIGNAGE PLAN.DWG - BARRETT, OLIVIA



INSET A
SCALE 1" = 10'


 NATHAN H. CHEAL
 NO. 46952
 CIVIL
 2/13/2017

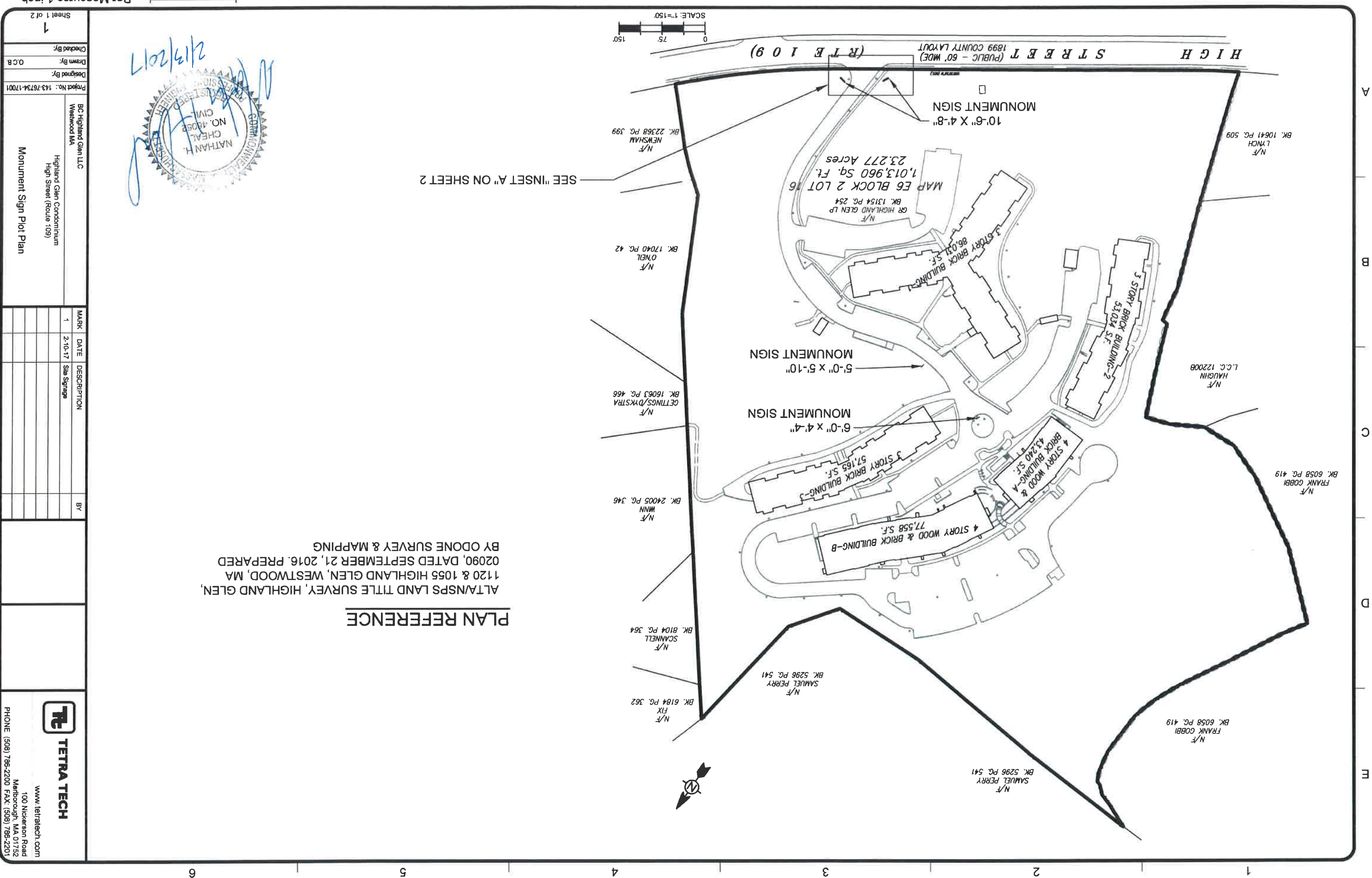

TETRA TECH
 www.tetra.tech.com
 100 Nickerson Road
 Marlborough, MA 01752
 PHONE: (508) 786-2200 FAX: (508) 786-2201

MARK	DATE	DESCRIPTION	BY
1	2-10-17	Site Signage	

BC Highland Glen, LLC
 Westwood MA
 Highland Glen Condominium
 High Street (Route 109)
Monument Sign Plot Plan
 Project No.: 143-76734-17001
 Designed By:
 Drawn By: O.C.B.
 Checked By:
2
 Sheet 2 of 2

Bar Measures 1 inch

Copyright: Tetra Tech



PLAN REFERENCE
 ALTA/NSPS LAND TITLE SURVEY, HIGHLAND GLEN,
 1120 & 1055 HIGHLAND GLEN, WESTWOOD, MA
 02090, DATED SEPTEMBER 21, 2016. PREPARED
 BY O'DONE SURVEY & MAPPING

SEE "INSET A" ON SHEET 2



Project No.: 143-76734-17001
 Designed By:
 Drawn By: O.C.B.
 Checked By:
 Sheet 1 of 2

BC Highland Glen LLC
 Westwood MA
 Highland Glen Condominium
 High Street (Route 109)
 Monument Sign Plot Plan

MARK	DATE	DESCRIPTION	BY
1	2-10-17	Site Signage	

TETRA TECH
 www.tetra.tech.com
 100 Nickerson Road
 Methuen, MA 01752
 PHONE: (508) 786-2200 FAX: (508) 786-2201



TOWN OF WESTWOOD

BUILDING DEPARTMENT

JOSEPH F. DOYLE, JR.
BUILDING COMMISSIONER

TOWN HALL
50 CARBY ST.
WESTWOOD, MA 02090

(781) 320-1091
FAX: (781) 407-5855
E-MAIL: JDOYLE@TOWNHALL.WESTWOOD.MA.US

2/25/17

1055 HIGHLAND GLEN RD.

-4 SIGNS - APP DATE 2/10/17

<p>BUILDING COMMISSIONER'S DENIAL REQUIRES SPECIAL PERMIT UNDER SECTION 6.3.15 ADDITIONAL SIGNS & SIZE</p> <p>I have reviewed the applicant's request for a Building Permit and determined that it be forwarded to the Zoning Board of Appeals</p> <p><i>[Signature]</i> BUILDING COMMISSIONER</p>
--

Town of Westwood
Building Permit Application for Signs

DENIED

PROPERTY ADDRESS: 1055 HIGHLAND GLEN RD MAP _____ LOT _____

OWNER APPROVAL IS REQUIRED FOR ALL COMMERCIAL SIGNS BEFORE APPLICATION WILL BE PROCESSED.

TENANT'S NAME: RESIDENCES AT HIGHLAND GLEN & HIGHLAND GLEN APARTMENTS

OWNER'S NAME: NATIONAL DEVELOPMENT

OWNER'S ADDRESS: 2310 WASHINGTON ST HEARTON, MA 01752 PHONE #: 617 527 9800

OWNER'S SIGNATURE: AGENT: J. J. Langan

DESCRIPTION OF SIGN (Dimensions, materials, lighting, location, etc.):

ON SITE DIRECTIONAL SIGN
1 - 1 STONE MONUMENT WITH WOOD COMPOSITE SIGN PANELS

VALUE OF SIGN: \$ 8,000.00

SIGN MANUFACTURER: GEN SIGN PHONE #: 617 694 7666

ADDRESS: 365 BOSTON POST RD. SUITE 394 -SUDBURY, MA 01776

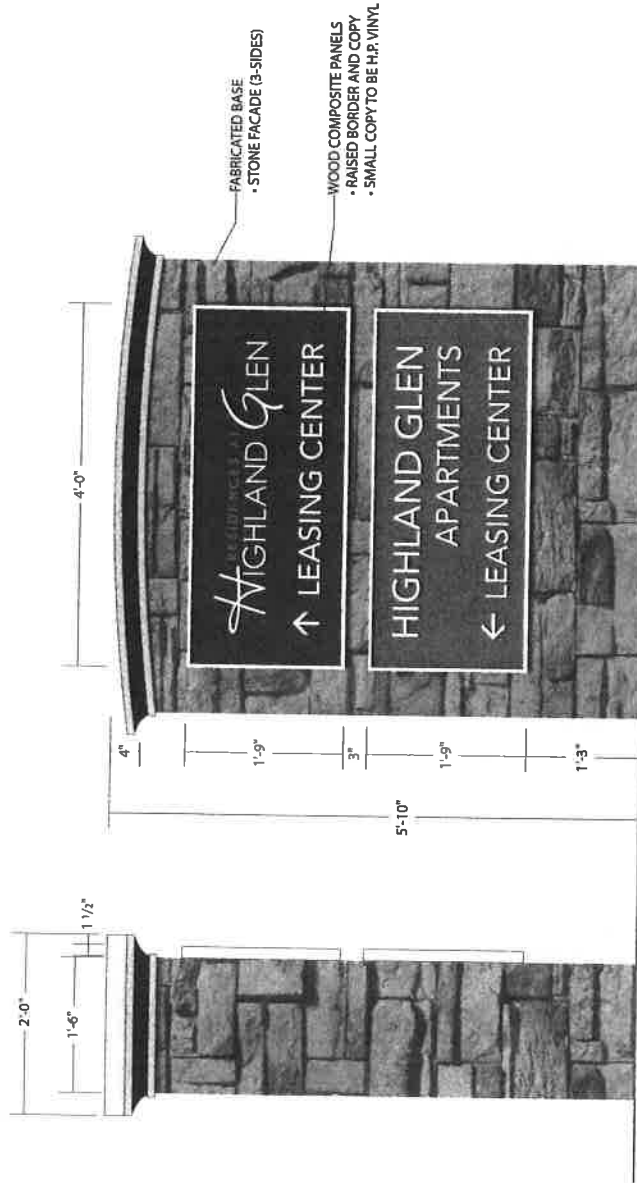
\$50.00 fee per sign
Attach 2 copies of detailed plans for sign(s) and location, to application.

I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE.

SIGNATURE OF APPLICANT: J. J. Langan DATE: FEB. 10, 2017

BUILDING PERMIT # _____ DATE ISSUED: _____ FEE: _____

RECEIVED
FEB 09 2017
TOWN OF WESTWOOD
COMMISSIONER OF BUILDING



END VIEW



PROPOSED SIGN

- PER HIGHLAND GLEN SPECIFICATIONS
- PER HIGHLAND GLEN SPECIFICATIONS
- PER HIGHLAND GLEN SPECIFICATIONS
- WHITE
- PMS WARM REDC

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Project HIGHLAND GLEN
 Location
 Description SINGLE-SIDED DIRECTIONAL SIGN

Rev 1 2.3.17
 Rev 2
 Revisions

By

File Name
 Project No.

Scale 3/4"=1'-0"

Drawn B.S.S.
 Dwg. No. 8240_3

Date 2.2.17
 Sheet 1 OF 1

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DENIED

Town of Westwood
Building Permit Application for Signs

PROPERTY ADDRESS: 1055 HIGHLAND GLEN RD MAP _____ LOT _____

OWNER APPROVAL IS REQUIRED FOR ALL COMMERCIAL SIGNS BEFORE APPLICATION WILL BE PROCESSED.

TENANT'S NAME: RESIDENCES AT HIGHLAND GLEN & HIGHLAND GLEN APARTMENTS

OWNER'S NAME: NATIONAL DEVELOPMENT

OWNER'S ADDRESS: 2310 WASHINGTON ST HENTON, MA PHONE #: 617 527 9800
26462

OWNER'S SIGNATURE: AGENT: [Signature]

DESCRIPTION OF SIGN (Dimensions, materials, lighting, location, etc.):

1A #1 ~~PA~~ STONE FACED ^{MONUMENTS} ~~STARS~~ WITH WOOD COMPOSITE SIGN PANELS

VALUE OF SIGN: \$ 9600.00
~~18000.00~~

SIGN MANUFACTURER: GEN SEN PHONE #: 617 694 7666

ADDRESS: 365 BOSTON POST RD. SUITE 394 -SUDBURY, MA 01776

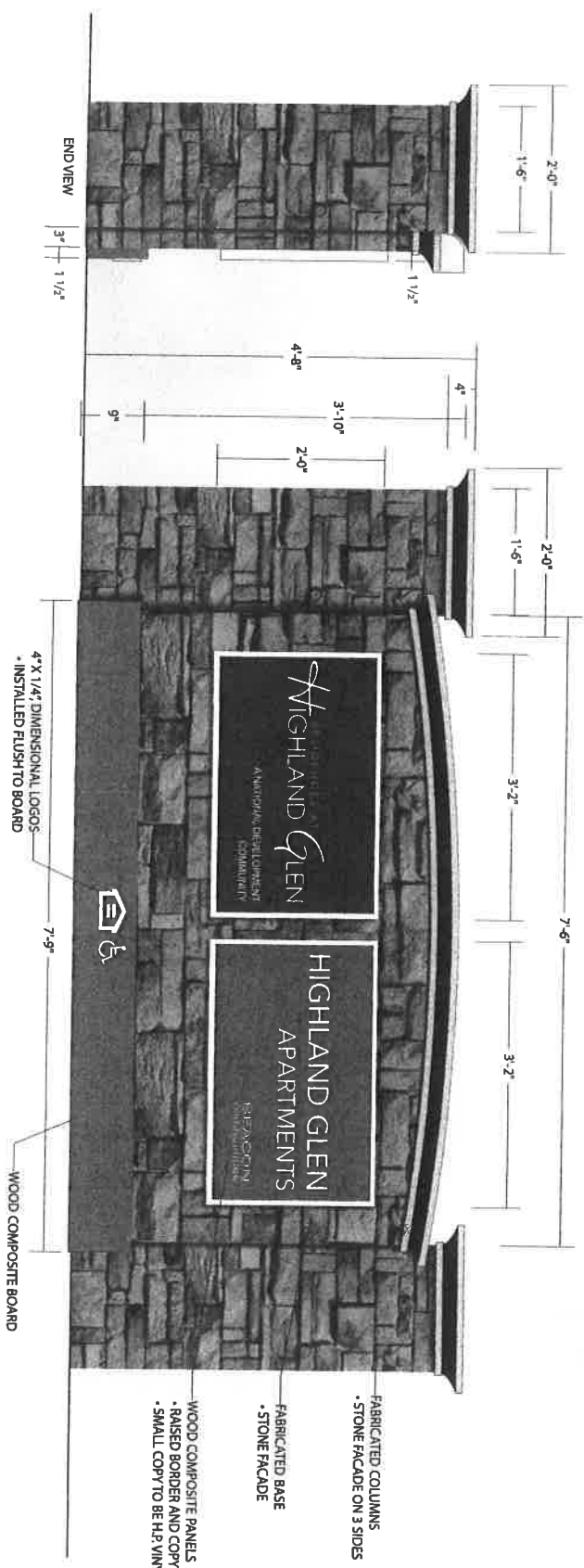
\$50.00 fee per sign
Attach 2 copies of detailed plans for sign(s) and location, to application.

I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE.

SIGNATURE OF APPLICANT: [Signature] DATE: 2/10/17

BUILDING PERMIT # _____ DATE ISSUED: _____ FEE: _____

RECEIVED
FEB 09 2017
TOWN OF WESTWOOD
COMMISSIONER OF BUILDING



- PER HIGHLAND GLEN SPECIFICATIONS
- PER HIGHLAND GLEN SPECIFICATIONS
- PER HIGHLAND GLEN SPECIFICATIONS
- PMS WARR. RECX
- WHITE
- PMS WARR. GRAY BC

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 1 817.392.2000 C 817.694.7665 F 817.449.2008 Sales@gensign.com

Project	HIGHLAND GLEN
Location	
Description	SINGLE-SIDED MONUMENT SIGN

Rev 1	2.2.17
Rev 2	2.3.17
Revisions	

MN	
MN	
By	

File Name	
Project No.	
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Scale	3/4"=1'-0"	Date	2.1.17
Drawn	B.S.S.	Sheet	1 OF 1
Dwg No.	6240_1A		

- DENIED

Town of Westwood
Building Permit Application for Signs

PROPERTY ADDRESS: 1055 HIGHLAND GLEN RD MAP _____ LOT _____

OWNER APPROVAL IS REQUIRED FOR ALL COMMERCIAL SIGNS BEFORE APPLICATION WILL BE PROCESSED.

TENANT'S NAME: RESIDENCES AT HIGHLAND GLEN & HIGHLAND GLEN APARTMENTS

OWNER'S NAME: NATIONAL DEVELOPMENT

OWNER'S ADDRESS: 2310 WASHINGTON ST HENTON, MA 01902 PHONE #: 617 527 9800

OWNER'S SIGNATURE: AGENT: [Signature]

DESCRIPTION OF SIGN (Dimensions, materials, lighting, location, etc.):

#2 STONE FACED MONUMENT with wood composite sign panel

VALUE OF SIGN: \$ 9000.00

SIGN MANUFACTUROR: GEN SIBEN PHONE #: 617 694 7666

ADDRESS: 305 BOSTON POST RD. SUITE 394 -SUDBURY, MA 01776

\$50.00 fee per sign
Attach 2 copies of detailed plans for sign(s) and location, to application.

I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE.

SIGNATURE OF APPLICANT: [Signature] DATE: 2/10/17

BUILDING PERMIT # _____ DATE ISSUED: _____ FEE: _____

RECEIVED
FEB 09 2017
TOWN OF WESTWOOD
COMMISSIONER OF BUILDING

- DENIED -

Town of Westwood
Building Permit Application for Signs

PROPERTY ADDRESS: 1055 HIGHLAND GLEN RD MAP _____ LOT _____

OWNER APPROVAL IS REQUIRED FOR ALL COMMERCIAL SIGNS BEFORE APPLICATION WILL BE PROCESSED.

TENANT'S NAME: RESIDENCES AT HIGHLAND GLEN & HIGHLAND GLEN APARTMENTS

OWNER'S NAME: NATIONAL DEVELOPMENT

OWNER'S ADDRESS: 2310 WASHINGTON ST MENTON, MA PHONE #: 617 527 9800

OWNER'S SIGNATURE: AGENT: 

DESCRIPTION OF SIGN (Dimensions, materials, lighting, location, etc.):

#4 ON SITE TO SIGN
1 - STONE MONUMENT WITH WOOD COMPOSITE SIGN PANEL

VALUE OF SIGN: \$ 8,000.00

SIGN MANUFACTURER: GEN SIGN PHONE #: 617 694 7666

ADDRESS: 365 BOSTON POST RD. SUITE 394 -SUDBURY, MA 01776

\$50.00 fee per sign

Attach 2 copies of detailed plans for sign(s) and location, to application.

I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE.

SIGNATURE OF APPLICANT:  DATE: FEB 10, 2017

BUILDING PERMIT # _____ DATE ISSUED: _____ FEE: _____

RECEIVED
FEB 09 2017
TOWN OF WESTWOOD
COMMISSIONER OF BUILDING



END VIEW



PROPOSED SIGN

- PER HIGHLAND GLEN SPECIFICATIONS
- PER HIGHLAND GLEN SPECIFICATIONS
- WHITE
- PMS WARM REDC

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Project HIGHLAND GLEN
 Location
 Description SINGLE-SIDED MONUMENT SIGN

Rev 1 2.2.17
 Rev 2 2.3.17
 Rev 3 2.3.17
 Revisions

MN
 MN
 By

File Name
 Project No.

Scale 3/4"=1'-0"
 Drawn B.S.S.
 Dwg. No. 6240_2

Date 2.2.17
 Sheet 1 OF 1

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