



BOXBOROUGH ZONING BOARD OF APPEALS

29 Middle Road, Boxborough, Massachusetts 01719

Phone: 978.264.1722

www.boxborough-ma.gov

APPLICATION

1. Location of property: Assessor's Map 14 Parcel 161
Street Number 629 Street Name MASSACHUSETTS AVE.
Zoning district: BUSINESS
Within 100' of wetlands and filing with Conservation Commission yes N/A

Printed Name	Address	Phone
		<u>532 GREAT RD</u>
2. Owner(s): <u>629 MASSACHUSETTS AVE LLC</u> <u>(MARK LIONETTA)</u>	<u>ACTON, MA 01720</u>	<u>978 263 7781</u>
Owner(s):		
3. Applicant: <u>VIEWPOINT SIGN & AWNING</u>	<u>35 LYMAN ST.</u> <u>NORTHBORO, MA 01532</u>	<u>508 393 8200 x21</u>
4. Nature of relief sought: Variance _____	Special Permit <input checked="" type="checkbox"/>	Comprehensive Permit _____
Amend Existing Decision _____		Appeal of an Official's Decision _____
5. Applicable Section(s) of the Zoning Bylaw: <u>SEC. 6307 -5</u> (Specifically list each ZBL Section.)		
6. Nature and justification of request: <u>WE ARE PROPOSING (1) 32 SF FREESTANDING SIGN WHICH REQUIRES ZBA APPROVAL</u> (Attach additional pages if necessary.)		
7. State the name of any person(s) authorized to represent you before the Board. <u>SCOTT SPAULDING - VIEWPOINT SIGN & AWNING</u>		
8. The undersigned certify that he/she has read and examined this application and the "Application and ZBA Procedures" and that the proposed project is accurately represented in the statements made in this application.		

I hereby request a hearing before the Board of Appeals with reference to the above application.

SEE ATTACHED LETTER

Property Owner's Signature (REQUIRED)

2/24/2021

Date

Property Owner's Signature (REQUIRED)

Date

Lauren Delauda - & AWNING

Applicant's Signature (if different from owner)

2/24/2021

Date



BOXBOROUGH BUILDING DEPARTMENT
29 Middle Road, Boxborough, Massachusetts 01719
Phone: (978) 264-1726· Fax: (978) 264-3127

November 20, 2020

Viewpoint Sign and Awning
35 Lyman St.
Northboro, Ma. 01532

Re: 629 Massachusetts Avenue

I cannot approve your sign permit for 629 Ma. Av. a special permit from the ZBA will be needed.

6307 Signs Permitted in Business Districts,

(5) One freestanding sign or signs affixed to poles or other ground supports may be permitted on special permit by the Board of Appeals.

See attached copy

The applications for the ZBA can be found on the Town website.

Respectfully,

A handwritten signature in blue ink, appearing to read "Bentley Herget".

Bentley Herget C.B.O.
Building Commissioner/Zoning Enforcement Officer
Town of Boxborough, Ma.
Office: 978-264-1725
Email: bherget@boxborough-ma.gov

CC: ZBA, Planning Board



BOXBOROUGH ZONING BOARD OF APPEALS

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4. Nature of relief sought: Variance <input checked="" type="checkbox"/> Special Permit <input type="checkbox"/> Comprehensive Permit <input type="checkbox"/> Amend Existing Decision <input type="checkbox"/> Appeal of an Official's Decision <input type="checkbox"/>		
5. Applicable Section(s) of the Zoning Bylaw: <u>SEC. 6307 - 1</u> (Specifically list each ZBL Section.)		
6. Nature and justification of request: <u>Bylaw limits wall signs to be 10% of wall area. The proposed awning would have graphics that meet the size requirement, but the graphics are applied to an awning surface that exceeds the allowed area.</u> (Attach additional pages if necessary.)		
7. State the name of any person(s) authorized to represent you before the Board. <u>SCOTT SPARULDING - VIEWPOINT SIGN & AWNING</u>		
8. The undersigned certify that he/she has read and examined this application and the "Application and ZBA Procedures" and that the proposed project is accurately represented in the statements made in this application.		

I hereby request a hearing before the Board of Appeals with reference to the above application.

SEE ATTACHED LETTER
Property Owner's Signature (REQUIRED)

2/24/2021
Date

Property Owner's Signature (REQUIRED)

Yvonne Delaqua - VIEWPOINT SIGN & AWNING.
Applicant's Signature (if different from owner)

2/24/2021
Date



TOWN OF BOXBOROUGH
Building Department
29 Middle Road, Boxborough, Massachusetts 01719
Phone: 978-264-1726 · Fax: 978-264-3127
<http://www.boxborough-ma.gov>

FORM OF INTENT PRINT CLEARLY

Address 629 Mass Av.

Map _____ Block _____ Lot _____

Name of Business Middlesex Savings Bank

Name of Owner 629 Mass. Av. LLC

Location of Request 629 mass Av

Mailing Address Viewpoint Sign Awning 35 Lyman St. Northboro

Phone Number 508-393-8200 Ma. 01532

Print a Complete Explanation about your Business or Intentions:

Sign will not meet 6307 (1)

This sign is greater than 10% of the wall surface area.

Bentley Herget
Print Name

BH
Signature

11-2-20
Date

The Following information is required with all forms submitted

1. Floor plan of how the business or use is going to be set up within the principal structure.
2. Certified plot plan showing adequate off-street parking and setbacks to property lines.

Failure to print legibly will delay the determination letter

Bentley Herget
Building Commissioner
bherget@boxborough-ma.gov

- (2) One temporary sign pertaining to the lease or sale of the premises; such sign to be no greater than six (6) square feet in area per side, and shall be removed within seven (7) days of the lease or sale thereof.
- (3) One bulletin or announcement board, identification sign, or entrance marker pertaining to a permitted use on the premises other than a dwelling or accessory use thereto or pertaining to a use permitted by the Board of Appeals, provided that such sign shall not exceed ten (10) square feet in area per side.
- (4) One non-illuminated subdivision identification sign per street entrance provided that the sign shall not exceed ten (10) square feet in area per side.
- (5) Historical markers erected or placed by a bonafide historical association or a governmental agency.

6307 Signs Permitted in Business Districts, Office Park Districts, and Industrial-Commercial Districts shall include:

- (1) One wall sign per street frontage for each business or industrial establishment within. The aggregate of all such wall signs shall not exceed ten percent of the surface area of the wall to which said sign or signs is (are) attached and no wall sign shall extend above or beyond its wall.
- (2) One directory of establishments occupying a building at each public entrance thereto, not exceeding one square foot per establishment.
- (3) Temporary freestanding or ground signs may be erected on the premises to identify any building under construction, its owner, architect, builders, or others associated with it, provided that such sign shall not exceed thirty-two (32) square feet in area per side and ten (10) feet in height. Such sign shall be removed within seven (7) days of issuance of an occupancy permit.
- (4) A temporary freestanding pole or ground sign not exceeding thirty-two (32) square feet per side advertising the sale, lease or rental of the premises; however such sign shall be removed within seven (7) days of the sale, lease or rental thereof.
- (5) One freestanding, ground sign or signs affixed to poles or other ground supports may be permitted on special permit by the Board of Appeals. Such sign shall not be placed so as to obstruct sight lines along the public way, and shall not exceed thirty-two (32) square feet in area per side nor ten (10) feet in height above mean sea level elevation of the undisturbed ground directly beneath it. If necessary, a sign may be placed at the discretion of the Board of Appeals to afford visibility, providing it does not obstruct sight distances, traffic flow or roadway maintenance.
- (6) Accessory signs on the premises not greater than six (6) square feet in size may be permitted by special permit by the Board of Appeals.
- (7) Historical markers erected or placed by a bonafide historical association or a governmental agency.



35 Lyman Street
Northboro, MA 01532

508 393-8200
508 393-4244 Fax
signs@ViewPointSign.com
www.ViewPointSign.com

**INTERIOR/EXTERIOR
SIGNAGE**

Electric
Architectural
Dimensional
Wayfinding
Channel Letters
LED/Neon
Electronic Message Centers
Digital Graphics

AWNINGS

Commercial
Backlit
Canvas
Retractable

SIGN SERVICE

**ARCHITECTURAL
METAL FABRICATION**

VEHICLE GRAPHICS

MEMBERS

Massachusetts Sign Association
Rhode Island Sign Association
International Sign Association
Northeast States Sign Association
North East Canvas Products
Association
Industrial Fabrics Association
International

UL LISTED FABRICATORS

Owner Authorization

Date. 10/8/20

To whom it may concern:

MARK LARITA OF Nagelcast, LLC 582 Great Road, Acton, MA 01720

Owner of the property located at
629 Massachusetts Ave Boxborough, MA 01719

Do hereby consent to allow Scott S Partridge of
ViewPoint Sign and Awning to act on my behalf in submitting all
necessary design review, building permits, and ZBA applications
pertaining to all signage located at the ~~78-263-7781~~ mentioned property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Larita'.

Address

582 Great Rd Acton, MA 01720

Telephone

978 263 - 7781

Deeded name of property

629 Massachusetts Avenue LLC



TOWN OF BOXBOROUGH
Town Assessor
29 Middle Road
Boxborough, Massachusetts 01719
978-264-1720 • FAX 978-264-3127
sgenna@boxborough-ma.gov

REQUESTER
OFFICE
TOWN BOARD

REQUEST FOR ABUTTERS

DATE OF REQUEST: 12/3/2020 DATE LIST NEEDED: ASAP

PROPERTY LOCATION: 629 MASSACHUSETTS Ave.

MAP 14 LOT 161 BLOCK 000

PROPERTY OWNER: 629 MASSACHUSETTS AVENUE LLC (mmk lionetta)

REASON FOR LIST

- CONSERVATION COMMISSION
- ZONING BOARD OF APPEALS
- PLANNING BOARD
- PRELIMINARY PLAN
- SITE PLAN
- DEFINITIVE PLAN
- SPECIAL PERMIT
- BOARD OF SELECTMEN
- OTHER _____

RADIUS FOR ABUTTERS

300 FEET

IMMEDIATE

OTHER _____

REQUESTER INFORMATION

NAME

LEONARD DELARNA - VIEWPOINT SIGN & AWNING

ADDRESS

35 LYMAN ST.

NORTHBORO, MA 01532

PHONE

508 393 8200 X21

EMAIL

LCeonard@VIEWPOINTSIGN.COM

OFFICE USE ONLY

DATE LIST PREPARED:

1/19/21

FEES CHARGED:

19 -

AMOUNT PAID \$ 19

DATE PAID:

2/3/2021

CHECK # 45360

CASH

FEES SCHEDULE:

\$1.00 PER NAME

\$10.00 MINIMUM

\$30.00 MAXIMUM

19

LIST IS VALID FOR SIX (6) MONTHS. TOWN ASSESSOR IS ALLOWED TEN (10) BUSINESS DAYS FROM DATE OF REQUEST TO PROVIDE CERTIFIED LIST OF ABUTTERS.

COPY



629 Mass Ave

Boxborough, MA



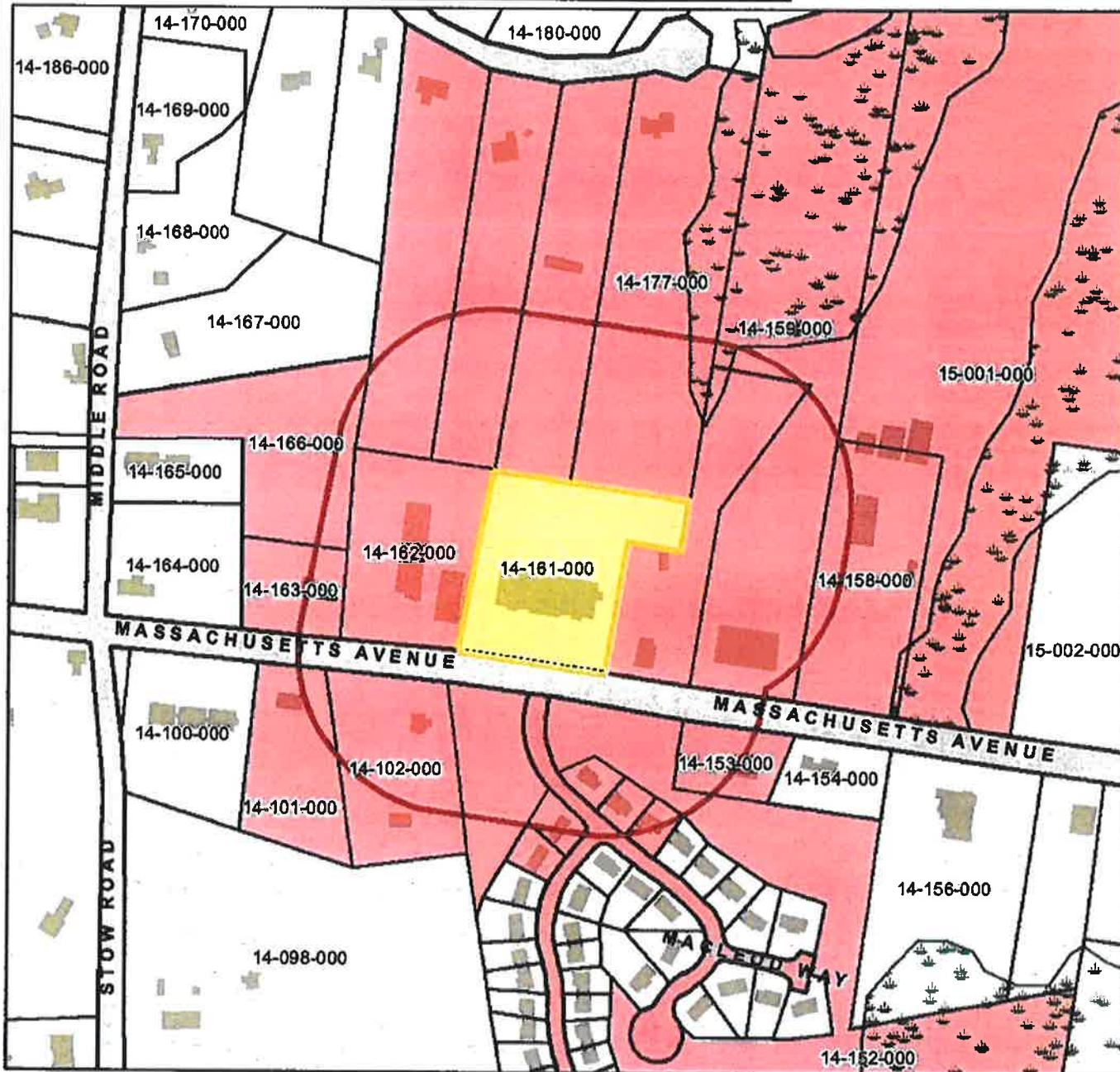
CAI Technologies

Precise Mapping Geospatial Solutions

1 Inch = 277 Feet

0 277 554 831

January 20, 2021



Street Names Right of Ways

Property Line Wet Areas

Road

Buildings

COPY

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

1/19/2021
Zoning Board
300 Feet

629 Massachusetts Avenue
14-161-000

Erin Twomey
Certified by Erin Twomey (Dept Asst)
Jonathan Greeno, Assessor

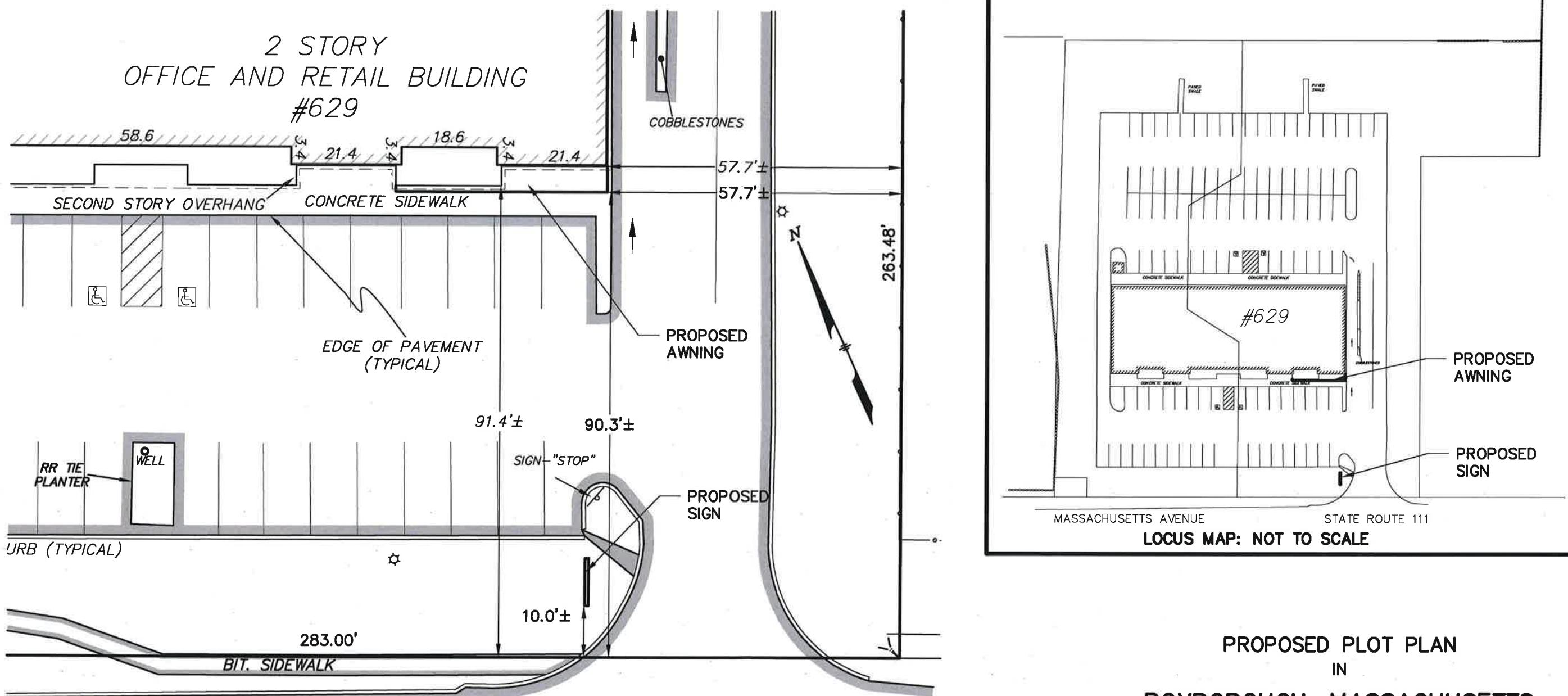
PARCEL ID	LOCATION	OWNER1	ADDRESS	CITY	STATE	ZIP
14-101-000	674 MASSACHUSETTS AVENUE	49 GROUP LLC MICHAEL JR	871 MASSACUSETS AVE	BOXBOROUGH	MA	01719
14-102-000	650 MASSACHUSETTS AVENUE	DAIGLE KERRY/CHERYL - TRUSTEES	421 CENTRAL STREET	ACTON	MA	01720
14-103-000	19 LORING AVENUE	BOXBOROUGH MEADOWS HOMEOWNERS	4 PRESTON COURT SUITE 101	BEDFORD	MA	01730
14-104-000	7 JOYCE LANE	SHANMUGAM RAGUPATHY	7 JOYCE LANE	BOXBOROUGH	MA	01719
14-105-000	11 JOYCE LANE	GIBSON BRIONDA M	11 JOYCE LANE	BOXBOROUGH	MA	01719
14-149-000	38 LORING AVENUE	LEGA RAGHAVENDER	38 LORING AVENUE	BOXBOROUGH	MA	01719
14-150-000	30 LORING AVENUE	BOYDEN SUZANNE	30 LORING AVENUE	BOXBOROUGH	MA	01719
14-151-000	24 LORING AVENUE	KADUSKAR SUMANT	8 KIMBALL COURT APT 911	BURLINGTON	MA	01803
14-152-000	80 LORING AVENUE	BOXBOROUGH MEADOWS HOMEOWNERS	4 PRESTON COURT SUITE 101	BEDFORD	MA	01730
14-153-000	600 MASSACHUSETTS AVENUE	BOYDEN GEORGE L JR	600 MASSACHUSETTS AVENUE	BOXBOROUGH	MA	01719
14-159-000	593 MASSACHUSETTS AVENUE	BOXBORO PROPERTIES LLC	6 PROCTOR STREET	ACTON	MA	01720
14-160-000	611 MASSACHUSETTS AVENUE	WIN GROUP INC	611 MASSACHUSETTS AVENUE	BOXBOROUGH	MA	01719
14-162-000	649 MASSACHUSETTS AVENUE	ALPHA BUSINESS ENTERPRISE LLC	649 MASSACHUSETTS AVENUE	BOXBOROUGH	MA	01719
14-163-000	671 MASSACHUSETTS AVENUE	SMITH ROBERT M JR	1102 MASSACHUSETTS AVENUE	BOXBOROUGH	MA	01719
14-174-000	73 COBLEIGH ROAD	SALZMAN HAROLD	73 COBLEIGH ROAD	BOXBOROUGH	MA	01719
14-175-000	85 COBLEIGH ROAD	KADAMBI VIVEK J	85 COBLEIGH ROAD	BOXBOROUGH	MA	01719
14-176-000	95 COBLEIGH ROAD	SISCO RONALD A	95 COBLEIGH ROAD	BOXBOROUGH	MA	01719
14-177-000	115 COBLEIGH ROAD	BREUER DANIEL D	115 COBLEIGH ROAD	BOXBOROUGH	MA	01719
14-205-000	0 JOYCE LANE	BOXBOROUGH MEADOWS, LLC	25 WESTFORD LANE	ACTON	MA	01720

COPY

49 GROUP LLC MICHAEL JR 871 MASSACUSETTS AVE BOXBOROUGH, MA 01719	DAIGLE KERRY/CHERYL - TRUSTEES 421 CENTRAL STREET ACTON, MA 01720	BOXBOROUGH MEADOWS HOMEOWNERS 4 PRESTON COURT SUITE 101 BEDFORD, MA 01730
SHANMUGAM RAGUPATHY 7 JOYCE LANE BOXBOROUGH, MA 01719	GIBSON BRIONDA M 11 JOYCE LANE BOXBOROUGH, MA 01719	LEGA RAGHAVENDER 38 LORING AVENUE BOXBOROUGH, MA 01719
BOYDEN SUZANNE 30 LORING AVENUE BOXBOROUGH, MA 01719	KADUSKAR SUMANT 8 KIMBALL COURT APT 911 BURLINGTON, MA 01803	BOXBOROUGH MEADOWS HOMEOWNERS 4 PRESTON COURT SUITE 101 BEDFORD, MA 01730
BOYDEN GEORGE L JR 600 MASSACHUSETTS AVENUE BOXBOROUGH, MA 01719	BOXBORO PROPERTIES LLC 6 PROCTOR STREET ACTON, MA 01720	WIN GROUP INC 611 MASSACHUSETTS AVENUE BOXBOROUGH, MA 01719
ALPHA BUSINESS ENTERPRISE LLC 649 MASSACHUSETTS AVENUE BOXBOROUGH, MA 01719	SMITH ROBERT M JR 1102 MASSACHUSETTS AVENUE BOXBOROUGH, MA 01719	SALZMAN HAROLD 73 COBLEIGH ROAD BOXBOROUGH, MA 01719
KADAMBI VIVEK J 85 COBLEIGH ROAD BOXBOROUGH, MA 01719	SISCO RONALD A 95 COBLEIGH ROAD BOXBOROUGH, MA 01719	BREUER DANIEL D 115 COBLEIGH ROAD BOXBOROUGH, MA 01719
BOXBOROUGH MEADOWS, LLC 25 WESTFORD LANE ACTON, MA 01720		

COPY

2 STORY
OFFICE AND RETAIL BUILDING
#629



THE EXISTING BUILDING AND THE PROPOSED AWNING AND PROPOSED SIGN ON THIS PROPERTY ARE LOCATED AS SHOWN AND ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP; MIDDLESEX COUNTY, MASSACHUSETTS; MAP NUMBER 25017C0332 F DATED: JULY 7, 2014.

2/10/21

Joseph March

DATE REGISTERED PROFESSIONAL LAND SURVEYOR



PROPOSED PLOT PLAN
IN

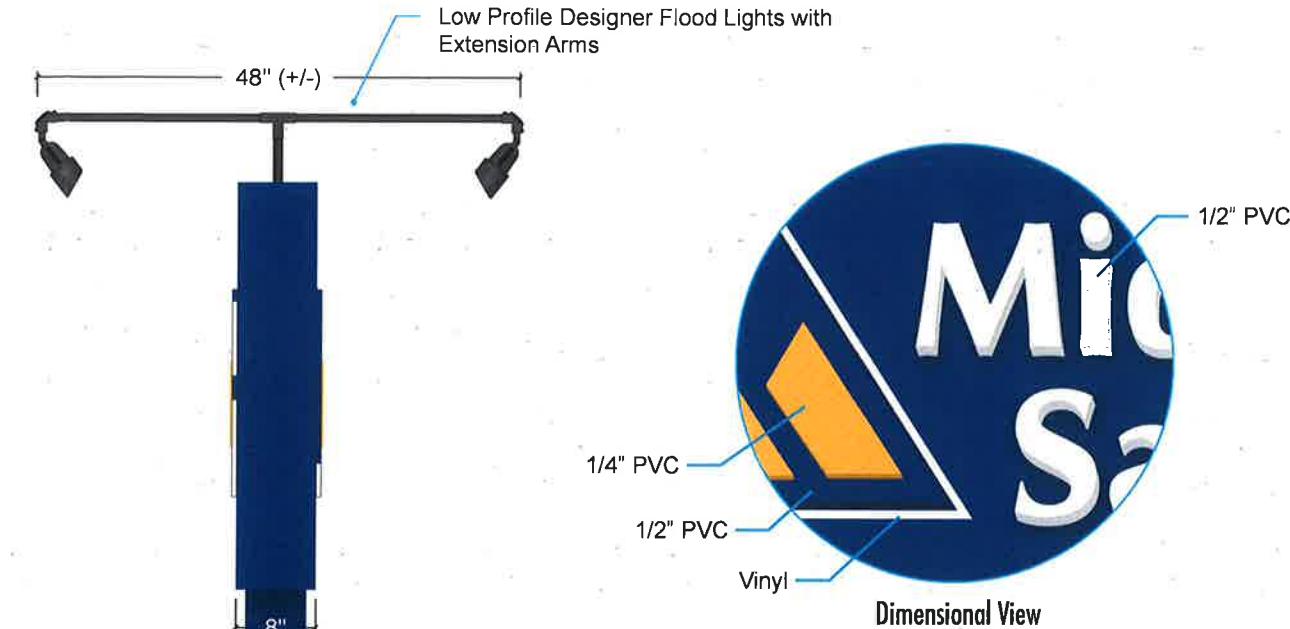
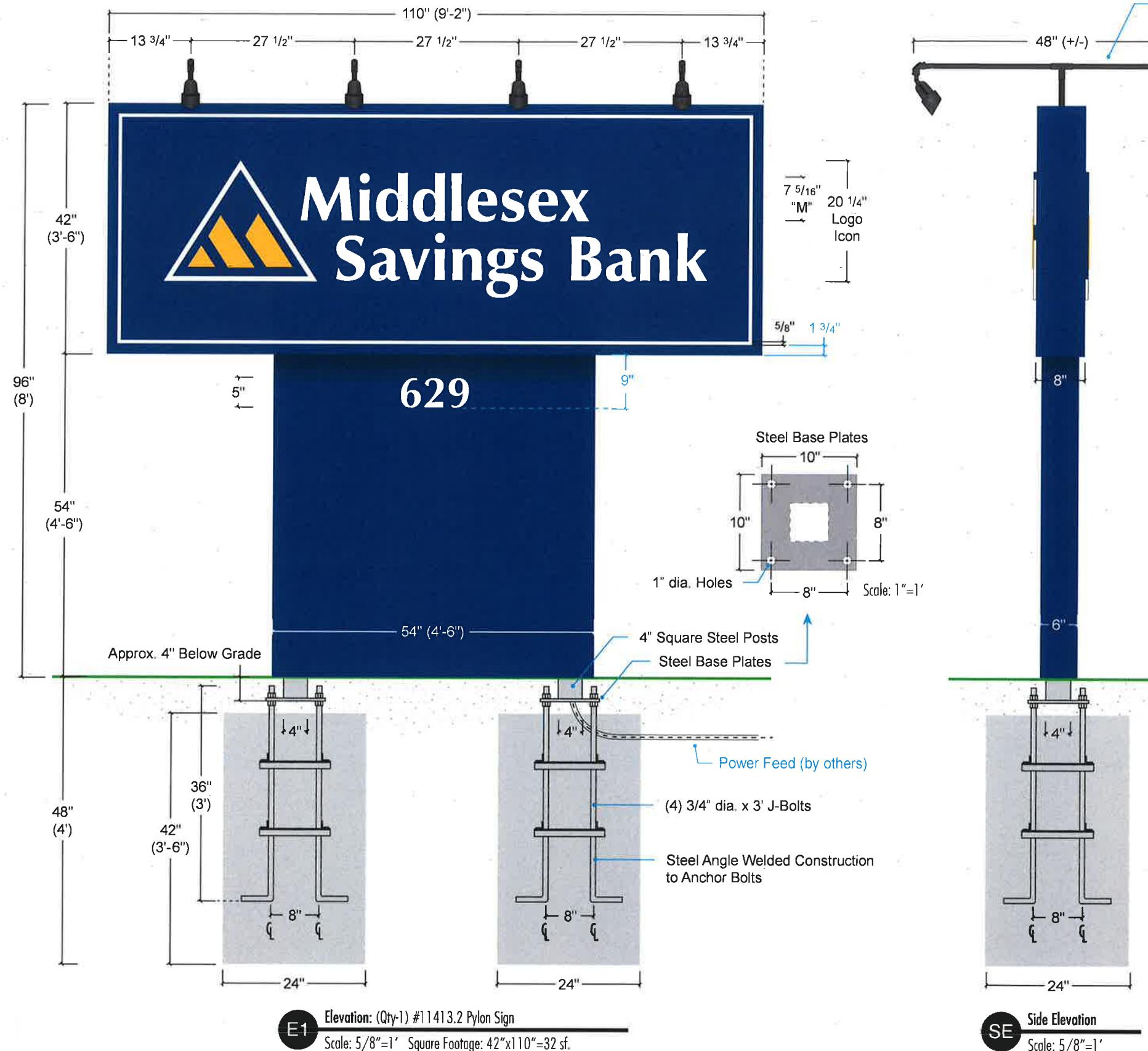
BOXBOROUGH, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: MIDDLESEX SAVINGS BANK
SCALE: 1"=20' FEBRUARY 10, 2021

STAMSKI AND MCNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

(4320A.P.PPL.dwg) 629 Massachusetts Avenue SM-4320A



Description:

(Qty-1) Double sided aluminum fabricated pylon sign with dimensional graphics and external lighting.
 - Aluminum fabricated sign and base.
 - Icon border, sign border and address to be high performance vinyl graphics.
 - 1/2" PVC letters and logo background
 - 1/4" PVC logo bars
 - Letters and logo are stud mounted flush to sign.
 - External designer flood light fixtures.
 - (2) Internal 4" square steel posts with welded steel base plates and J-bolt cages, direct buried in concrete footings.

Logo/Typeface:

Logo on file.

Colors:

Sign (all sides) -	Painted to match PMS 281c (Blue)
Border/Address -	Oracal 010 White HP vinyl
"Middlesex Saving Bank" -	1/2" PVC painted White
Triangle Icon : Border -	Oracal 010 White HP vinyl
3 Bars -	1/4" PVC painted to match PMS 143c (Yellow)
Inner Triangle -	1/2" PVC painted to match PMS 281c (Blue)
Visible Hardware -	Painted to match PMS 281c (Blue)

Installation:

By ViewPoint / Power by others.

See page 2 for photo elevation - Exact location and ground conditions (TBD)

Proposed

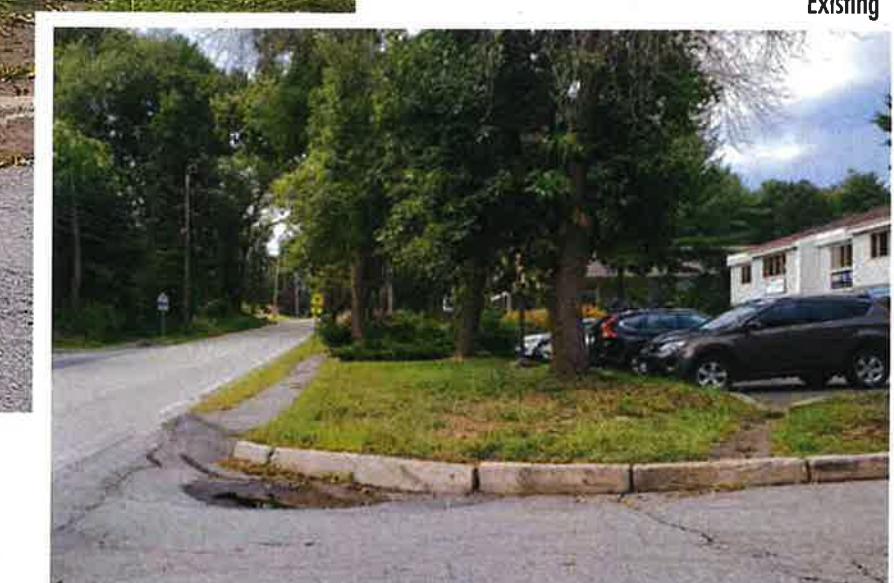


PE

Photo Elevation: (Qty-1) #11413.2 Pylon Sign

Scale: NTS Square Footage: 42"x110"=32 sf.

Exact Scale (VIF)



Existing

Job:
Middlesex Savings Bank
Location:
629 Mass Ave. Boxboro, MA

Account Manager:
Scott Spaulding
File:
MSB_629MassAve-BoxboroMA_Pylon-Pg2_1a.ai

Date:
09.08.20 .5 (Pg2)
Revisions:
Designer:
Steven Mannetta

Revisions:

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS
CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED.
UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.

ViewPoint
SIGN AND AWNING

1.508.393.8200
FAX 1.508.393.4244

Customer Approval

Acct. Manager Approval

Production Approval

VIF

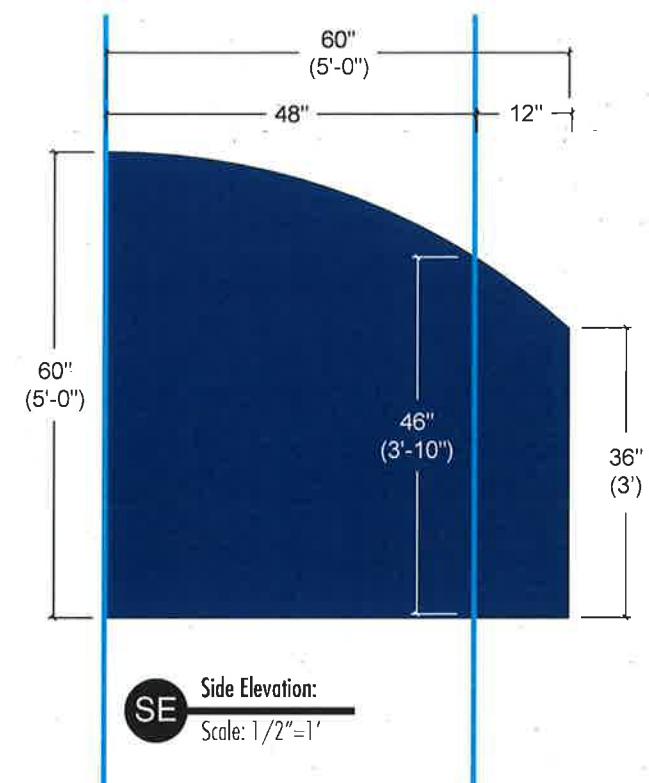
THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.

Option 2. Full Waterfall Awning Replacement

Proposed



All Measurements (VIF)



Existing



Job:
Middlesex Savings Bank
Location:
629 Mass Ave. Boxboro, MA

Account Manager:
Scott Spaulding
File:
MSB_629MassAve-BoxboroMA_Awning-Op2_1a.ai

Date:
09.08.20 .75
Revisions:
Designer:
Steven Manetta

Revisions:

Revisions:

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FAX 1.508.393.4244

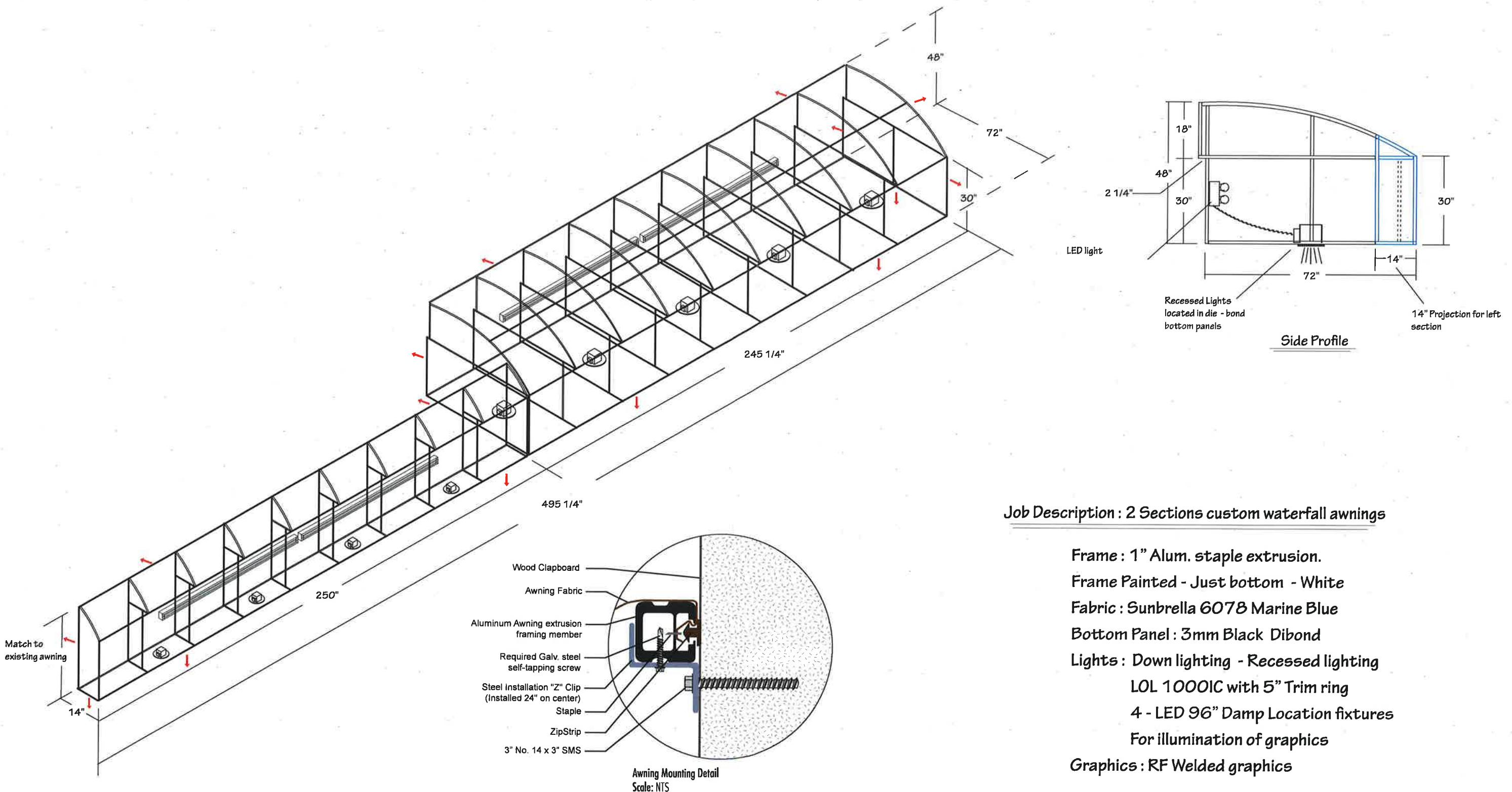
Customer Approval

Acct. Manager Approval

Production Approval

Concept

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Job Number : 11175.3

Job:
 Middlesex Savings bank
 Location:
 Boxboro, Ma.

Account Manager:
 Scott

Date:
 Oct. 19, 2020
 Designer:
 Doug Devine

Revisions:

Revisions:

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ViewPoint
SIGN AND AWNING

1.508.393.8200
 FAX 1.508.393.4244

Customer Approval

Acct. Manager Approval

Production Approval