

Town of Reading Zoning Board of Appeals

**The Decision of the Board of Appeals on the Petition of
Sign Design Inc.
On the Property Located at
55 Walkers Brook Drive
Reading, Massachusetts
Case No. 19-09
October 2, 2019**

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The Zoning Board of Appeals (the Board) held a public hearing in the Select Board's Meeting Room at the Town Hall, 16 Lowell Street, Reading, Massachusetts at 7:00 PM on Wednesday, October 2, 2019 on the petition of Sign Design Incorporated (the Applicant), who sought a Variance under By-law Section 8.6 in order to install a new wall sign that exceeds allowable installation height on the property located at 55 Walkers Brook Drive in Reading, Massachusetts.

The Application was originally opened on June 5th, 2019 and after discussion was continued to September 4th, 2019 in order to allow the Applicant time to discover further history on the property. The application was again continued to October 2nd, 2019 for the Board to review the new findings.

Ms. Kim Plourde, of Weston and Sampson, made a presentation regarding the application for a Variance in order to install the proposed signage. The property is located in the Industrial Zoning District but was not constructed as a PUD-I. There is a Master Signage Plan for the property which did not address tenant wall signage. The Applicant sought to install the signage on the top floor of the property, which would have exceeded the allowed height under Reading Zoning Bylaw Section 8.6, note 'a'. Ms. Plourde discussed the reasoning for the sign, noting that Weston and Sampson had recently become the anchor tenant of the building and Walkers Brook Drive was now the home of the business headquarters. The signage would help identify the building as such.

Reading Zoning Bylaw Section 8.6, note 'a' reads as follows: *"No portion of such Sign shall extend higher than the bottom of the sills of the windows of the second floor of a building or higher than the lowest portion of the eaves or, in the case of a gabled wall, no higher than a line equal in Height to the lowest portion of the lower eave of any adjoining Building wall, whichever of the above is lowest."*

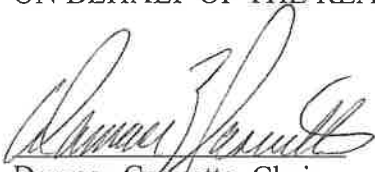
The Board members discussed the Variance request with the Applicant. Two previous tenants had installed signage in the same location desired prior to Weston and Sampson becoming the anchor tenants of the building. It was found that the previous tenant, Keurig, was not permitted for their sign and the tenant prior, TASC, was permitted to have a sign fronting the 128 highway not Walkers Brook Drive. Other locations for the signage were discussed but none were found desirable nor worth the investment to the tenant. Lower floored signage would be obstructed from view due to current landscaping and any sign fronting the 128 highway was not highly visible. The Board agreed that the Industrial Signage Regulations did not satisfy the needs

of industrial tenants. The Chair then opened the hearing for public comment and reviewed concerns of residential abutters. At the behest of the Ms. Plourde the application for a Variance was requested to be *withdrawn without prejudice* at that time.

A motion was made, seconded and the Board voted in the affirmative (4-0-0) to grant the Applicant's request to *Withdraw Without Prejudice* the request for a Variance on the property located at 55 Walkers Brook Drive, Reading, Massachusetts (Case No. 19-09).

Any person aggrieved by this decision of the Board may appeal to the appropriate court pursuant to Massachusetts General Laws Chapter 40A, Section 17, within twenty (20) days after the date of filing of this Decision with the Town Clerk. Notice of an appeal with a copy of the complaint must also be filed with the Town Clerk within twenty (20) days as provided in Section 17.

ON BEHALF OF THE READING ZONING BOARD OF APPEALS



Damase Caouette, Chair

Board members sitting and voting on Case No. 19-09
Chair Damase Caouette, John Jarema, Robert Redfern, Nick Pernice