



TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 929-6631
Fax (978) 929-6340
planning@acton-ma.gov
www.acton-ma.gov

Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Planning Board

Date: September 10, 2012

From: Kristen Domurad-Guichard, Assistant Town Planner

KDG

Subject: Village SUBARU – 50 Powder Mill Road

Location: 50 Powder Mill Road
Applicant: Thomas M. Fleming
Owner: Leo Bertolami, Auto Plex IV LLC
Sign Type: Wall Sign
Bylaw Sections: 7.13.1.1, 7.13.1.2(b), 7.13.1.3
Map & Parcel: J-3 #49
Zoning: Powder Mill District (PM)
Public Hearing: **October 16, 2012**
Decision Deadline: **January 14, 2012**

Background

The applicant, on behalf of Auto Plex IV LLC is requesting one additional Exterior Wall Sign (hereinafter, the Sign) to be located on the storefront at 50 Powder Mill Road, which reads “Village”. The property already has one Exterior Wall Sign, which reads “Subaru” with the Subaru logo and currently exists on the building and was issued by-right as Sign Permit # 3012 by the Zoning Enforcement Officer.

The Acton Zoning Bylaw only allows for one exterior sign by-right. Bylaw Section 7.13.1.1 provides the Planning Board (Board) with the authority to grant a special permit for a greater number of signs than allowed under Section 7.7 and 7.8, but not more than one sign in addition to the number of signs otherwise permitted per principle use.

Comments

Other Town departments/committees have also reviewed the application and appear to have no issues with the sign special permit application and/or request. The applicant has received all department/committee comments, a copy of this memo, and the draft decision.

The Planning Department does not object to the Village Subaru Sign Special Permit proposal, but has the following comments that should be addressed by the applicant:

1. The applicant indicates the permit is also being sought under Bylaw Section 7.13.1.3. The sign plan does not show dimensions in relation to the location/position on the building but is more conservative in location/position than the existing "Subaru" wall sign, which was allowed by-right.
2. In addition the applicant stated the permit was being sought under Bylaw Section 7.13.1.2 to allow signs with dimensions in excess of those permitted under Section 7.7. and 7.8. The Sign is proposed with a display area of 15.09 sq.ft., with a height of 1.5 ft. and with a width of 10ft 0-3/4in. This Sign meets the by-right requirements for height, width and display area.

The Planning Department staff believes the proposed Wall Sign may be allowed on the site by special permit and is appropriate in scale, design and proportion relative to the existing Wall Sign on the building, buildings in the area and to the general surroundings. In all other respects the proposed Sign complies with the by-right requirements of the Bylaw. As a result, I have attached a draft decision for your review. Even with this special permit in hand, should the Planning Board grant it more or less as drafted, the applicant must still obtain a sign permit from the Zoning Enforcement Officer.