



Planning Department

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INTERDEPARTMENTAL COMMUNICATION

To: Planning Board **Date:** February 25, 2015
From: Kristen Guichard, AICP, Assistant Town Planner *KSG*
Subject: 136 Great Road

Location: 136 Great Road
Applicant/Owner: Susri Anuradha
Sign Type: Freestanding Sign
Bylaw Sections: 7.13.1.2, 7.13.1.3 and 7.13.1.4
Map & Parcel: F4-54
Zoning: East Acton Village-2 (EAV-2)
Public Hearing: March 17, 2015
Decision Deadline: June 15, 2015

Background

Susri Anuradha applied for a Freestanding Sign (hereinafter, the Sign) to be located at 136 Great Road, which reads "136 Great Road, Mathnasium, The Math Learning Center". One temporary sign exists on the site, issued by-right from the Planning Director.

Comments

1. At this time Town departments/committees who have also reviewed the application 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.
2. A by-right, freestanding signs in a Village District is limited to 8ft² per Bylaw Section 7.8.6.2. The Sign is proposed with a display area of 12.083ft². The Zoning Bylaw (Bylaw) provides the Planning Board (Board) with the authority to grant a special permit for this sign under the following Section:
 - 7.13.1.2, allows signs with dimensions in excess of those permitted under Sections 7.7 and 7.8.
3. In Village Districts, only sites where buildings are located 30ft. or more from the sideline of the street are allowed a freestanding sign by-right. The building located at 136 Great Road is setback 20.8ft. from the sideline of the street. The Bylaw provides the Board with the authority to grant a special permit for this sign under the following Section:
 - 7.13.1.3, allows for a sign in a location or in a position not otherwise permitted.

4. Bylaw Section 7.4.1 does not allow the visible portion or exterior surface of freestanding signs in a Village District to be made of plastic, other petroleum based product or sheet metal. The material of the proposed sign is made of PVC with engraved logo and boarder. The Bylaw provides the Board with the authority to grant a special permit for this sign under the following Section:
 - 7.13.1.4, allows for signs made of materials not otherwise permitted.
5. The proposed sign is not illuminated. If it is to be illuminated it must comply with Bylaw Sections 7.4.3 and 7.4.3.6(c).
6. The plan shows the proposed Sign meets the setback requirements of the bylaw, Section 7.8.2. The Sign structure is 5 feet high and is set back 5 feet from the right of way.
7. The proposed Plan meets the landscape area requirements of Bylaw Section 7.8.3. The Plan shows a 102ft² of landscaped area around the proposed Sign where only 100ft² is required. The special permit if granted should specify, in general, the planting elements needed to comply with landscape design requirements.

The Planning Department believes the proposed freestanding sign may be allowed on the site by special permit under Sections 7.13.1.2, 7.13.1.3 and 7.13.1.4. From the drawings provided it was difficult to comment on the PVC material proposed, therefore on February 24, 2015 an email was sent to the Applicant strongly suggesting they bring a sample of the sign material proposed for the Board to consider. Comment #7 is minor in nature and can be incorporated into the decision. In all other respects the proposed freestanding sign complies with the by-right requirements of the Bylaw. As a result, I have attached a draft decision for your consideration. 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.