



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

To: Planning Board

Date: April 1, 2016

From: Kristen Guichard, AICP, Assistant Town Planner

Subject: Marcus Lewis Tennis Center – 10 Granite Road, Sign Special Permit Application #16-03

Location: 10 Granite Road
Applicant: Marcus Lewis, owner/operator of Marcus Lewis Tennis Center
Owner: Granite Road RE, Inc.
Sign Type: Wall sign
Bylaw Sections: 7.13.1.2 (a) and 7.13.1.4
Map & Parcel: C5-46-1
Zoning: North Acton Village (NAV)
Public Hearing: April 19, 2016
Decision Deadline: July 18, 2016

Background

The request is for a new wall sign located on the northerly side of the building, to the left of the tennis facility entrance. Currently the business has no signage. The Zoning Bylaw, Section 7.7.1 allows by-right one primary wall sign per business, with specific standards for dimensions and placement. The Applicant is seeking special permit exemptions from the by-right standards. The Bylaw, Section 7.13 provides the scope and limits for special permit exemptions and the standards by which to evaluate the exemption request.

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 and a copy of this memo.

Comments:

1. The applicant is seeking an exemption under ZBL section 7.13.1.2(a) to allow the proposed wall sign with a height greater than the by-right dimensional standards. The Applicant proposes a height of 3 feet where only 2 feet is allowed in the Village Districts. The Board has the authority to grant a sign higher than one and one-half times higher than otherwise permitted (3-feet maximum).
2. The Applicant is also seeking an exemption under ZBL section 7.13.1.4 to allow for a material not otherwise allowed. The Applicant proposes a PVC material that has a wooden appearance where only wood material is allowed in Village Districts.
3. The Applicant submitted sign location plans on March 30, 2016. The sign location complies with ZBL sections 7.7.3 and 7.7.4.7.

4. The Applicant proposes illumination from an external light source shining down onto the sign. The example provided seemed as if the light source may project outwards where it should only project down onto the sign. This could be the angle the picture was taken. Lighting of the Sign must project downward from above so that the light source is not visible.

The Board has the authority to grant the requested special permit. The draft decision includes a condition to assure the external light does not project outwards. As with all sign special permits the Board must find that the sign meets the following criteria set forth in ZBL section 7.13.2. Attached is a draft decision your consideration.

I:\planning\planning board\reviews\Marcus Lewis Tennis Center - 10 Granite Road