



Planning Department

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

To: Planning Board **Date:** April 1, 2016
From: Kristen Guichard, AICP, Assistant Town Planner
Subject: Atlantic Sea Grill, Sign Special Permit Application #16-08

Location: 77 Great Road
Applicant: Kostas Saranteas
Owner: Steven Steinberg
Sign Type: Secondary wall sign
Bylaw Sections: 7.13.1.2 (b)
Map & Parcel: G5-20
Zoning: East Acton Village (EAV)
Public Hearing: May 3, 2016
Decision Deadline: August 1, 2016

Background

The request is for a secondary wall sign located on the westerly side of the building, facing the side parking area. Currently the business has one primary wall sign at the entrance on the southerly side of the building facing Great Road. The Zoning Bylaw, Section 7.7.7 allows for a secondary wall sign for businesses with a wall other than the front wall that faces upon a parking area, with specific standards for dimensions and placement. The Applicant is seeking special permit exemption from the by-right dimensional 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(b) to allow the proposed secondary wall sign with a display area greater than the by-right dimensional standards. The Applicant proposes a display area of 12 ft² where only 6 ft² is allowed. The Board has the authority to grant a sign no larger than twice the maximum permitted (12 ft²).
2. The Applicant submitted an email on April 1, 2016 confirming the sign's location on the building. The sign location complies with ZBL sections 7.7.3 and 7.7.4.7.
3. The signs projection from the building is 1.5" and complies with ZBL section 7.7.4.6.
4. The application does not consider illumination of the sign at this time. Any future illumination of the sign must be permitted and comply with ZBL section 7.4.3.6.

5. The sign appears to have a wooden appearance as required in ZBL section 7.4.1

The Board has the authority to grant the requested special permit. 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 for your consideration.

I:\planning\planning board\reviews\Atlantic Sea Grill - 77 Great Road