



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

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NORTHBRIDGE TOWN CLERK
DORECH A. CEDRONE

Approved on January 8, 2015

ZONING BOARD OF APPEALS

MINUTES OF MEETING

NOVEMBER 13, 2014

This meeting was called to order at 7:00 P.M. by Thomas Hansson, Chairman. Other members present were:

Diane Woupio

Sharron Ampagoomian

Carol Snow

Randy Kibbe

William Corkum

Also present was Brenda Ouillette, Administrative Assistant.

A motion was made by Sharron Ampagoomian to approve the minutes of October 9, 2014. The motion was seconded by William Corkum and the vote was 5-0 in favor. Carol Snow abstained from voting as she was not present at the October 9th meeting.

PUBLIC HEARING: P & AK Family Limited Partnership, Applicant

This hearing was held to consider the petition of P & AK Family Limited Partnership, 1167-7 Providence Rd., Whitinsville, MA for a Variance from sign requirements pursuant to Article VII, Section 173-23 (D) of the Town of Northbridge Zoning By-laws, Signs permitted in any Business District, in order to allow a monument type sign larger than 6 ft. in height and 20 sq. ft. in area. The property is located at 135 Providence Road, Linwood, MA (Salvation Army) shown on Assessor's Map 24A as Parcels 102 & 103. The property is located in a Business-1 zoning district and is owned by P & AK Family Limited Partnership.

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Carol Snow read the public hearing notice. Assigned to this hearing were: Thomas Hansson, William Corkum, Sharron Ampagoomian, Diane Woupio, and Carol Snow.

Norman Gamache of Guerriere & Halnon was present on behalf of the applicant. He stated that the applicant is proposing to expand the existing building an additional 19, 308 sq. ft. The current building consists of 15, 829 sq. ft. The entire building when completed will contain four separate units. The project has been approved by the Planning Board through Site Plan Review.

The existing sign on the property is a pole sign consisting of two six inch steel columns. The two signs mounted on these columns have a total surface area of about 100 sq. ft. It is the intention of the applicant to modify the existing pole sign so it becomes a monument type sign. However, the existing sign is 23 feet 6 inches in height and the proposed sign will be 23 feet 10 inches. The existing sign has been on site for a significant amount of time and advertises just the Salvation Army Thrift Store. As defined in the By-law, a monument sign is limited to 6 feet in height and 20 square feet in area. As proposed each unit in the expanded building will have 42.8 sq. ft sign on the upgraded sign.

Mr. Gamache stated that there are similar signs that have approved by the town and presented a display of those signs. As the sign is already there, they do not wish to replace it with a smaller one.

Mr. Hansson expressed his concerns with the sign as proposed. Because the existing sign is close to the road, in his opinion it would be a site hazard for vehicles leaving the parking lot. The height is fine but the signs within the poles will go almost to the bottom of the structure creating an issue for drivers exiting the parking lot. Mr. Gamache agreed to reduce the insert signs from 4 ft. 8 inches to 4 ft. which will allow a greater distance between the bottom of the lowest sign and the top of the base of the structure.

There were no abutters present.

A motion was made by Diane Woupio to close the public hearing and take the matter under advisement. The motion was seconded by Sharron Ampagoomian and the vote was 5-0 in favor.

Board members agreed that the modification of the existing sign will improve it cosmetically and enhance the area. The proposed addition to the existing building will allow four different businesses at that location and the 20 sq. ft. limit of the By-law would not be sufficient for four different businesses to attract prospective customers passing by in vehicles. Because other businesses in the area have similar monument type signs, this business would be at a financial disadvantage to other competitors with greater visibility of their larger signs. Board members agreed that relief could be granted without detriment to the public good and without nullifying or substantially derogating from the intent of the By-law.

A motion was made by Carol Snow to grant the Variance for a monument type sign larger than 6 ft. in height and 20 sq. ft. in area with the condition that the sign be reconfigured to provide a minimum of 3 ft. from the top of the base of the sign structure to the bottom of the lowest sign and that a revised plan be submitted with the revision. The motion was seconded by Diane Woupio and the vote was 5-0 in favor.

There being no further business, the meeting was adjourned.

Attested by,

A handwritten signature in cursive script, reading "Brenda M. Ouillette".

Brenda M. Ouillette
Administrative Assistant

**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD
OF APPEALS (Approved on January 8, 2015)**