

**OFFICE OF THE
BOARD OF APPEALS**

Littleton, Massachusetts 01460

12/19/16 LZ

Petitioner: MA INDUSTRIAL LITTLETON, LLC

Case No: 877A

Date Filed: August 18, 2016

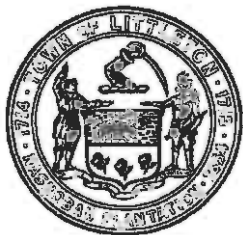
The Littleton Board of Appeals conducted a public hearing on September 15, 2016, continued to October 20, 2016, at 7:30 PM at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a dimensional Variance from Sections 173-35C (3), to allow an attached sign to exceed 50 square feet at 1 Distribution Center Circle, Littleton. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on September 1, and 8, 2016, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Jeff Yates, Rod Stewart, Cheryl Hollinger, Members and Marc Saucier, Alternate.

The Petitioner, represented by James Phinney, of Colonial Systems, presented a request for a variance to allow a sign with the words and logo of Colonial Systems mounted as individual letters to be affixed to the front of the building to be occupied by the company. He presented plans showing the prior tenant's sign, Verizon, which, with its logo covered a similar area of the building. The proposed sign would be 5'2" high and 20' in length, exceeding the allowed dimensions for affixed signs. The Petitioner stated that the building is entirely within an industrial park and an industrial zone with no visibility from any residences or the street. He explained that the traffic to the building consisted primarily of pickup and delivery trucks which overshoot the entrance with existing signage. The distribution space being occupied is 150,000 square feet. The building is 40' tall and has a footprint of 480,000 square feet. The proposed affixed sign would cover substantially less than 15% of the building and would not be much different than the prior Verizon sign.

No abutters appeared in opposition. The building inspector had no comment.

FINDINGS: The Board found that the Petitioner satisfied the requirements for a hardship due to the unique placement of the building within the Industrial Zone and the unusually mammoth size of the facade of the building, the need for identification and direction within the industrial park, and the frequency of traffic visits. The Board also found the sign, letters affixed as proposed, was less detrimental than a board sign with letters painted on.

DECISION: The Board voted unanimously to GRANT a Variance from the requirements of Section 173-35C(3) to allow a building sign to be affixed to the building at 1 Distribution Center Drive, approximately 103 square feet in size, approximately as shown in the Plans presented with the application.



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Appeals, if any, shall be made pursuant to G.L. 40A, Section 17 and shall be filed within twenty days after the date of filing of this Notice in the office of the Town Clerk.

Signed: _____

ALAN BELL, CLERK

Dated: December 16, 2016

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I hereby signify that twenty days have elapsed since the filing of the above decision by the Board of Appeals and that no appeal concerning said decision has been filed or that any appeal that has been filed has been dismissed or denied.

Attest: _____

True Copy

Town Clerk
Littleton, Massachusetts

Dated: