



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
4/25/12
3:52pm

Petitioner: Amanda and Chris Alphen
Property Address: 410 Great Road
Case No: 805A
Date Filed: March 22, 2012

The Littleton Board of Appeals (the "Board") conducted a public hearing on April 12, 2012 at Shattuck Street Municipal Building, Shattuck Street, Littleton on the petition of Amanda and Chris Alphen for a Variance pursuant to the Town of Littleton Zoning Bylaws Section 173-35A(1)(b) to allow a sign at the side of the building at 410 Great Road. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton on March 29 and April 5, 2012 and by mail to all abutters and parties in interest. Present and voting were Sherrill Gould, Chair, William Farnsworth, John Cantino, Jeff Yates, Cheryl Hollinger Members. Present but not voting were Marc Saucier, Rod Stewart, and Alan Bell, Alternates.

Submitted with the application:

- a) A letter by Amanda Alphen requesting a sign permit variance, a description of the building and location,
- b) Photos of the side and rear of the building,
- c) Pictures of the proposed sign.

Amanda and Chris Alphen presented the petition to the Board. They stated that they hold meetings and trainings / seminars at the office. It is difficult for customers to find the entrance to the space. The entrance to the office is located immediately around the corner alongside the small parking lot. This sign will replace a sign for a previous business.

Roland Bernier, Zoning Officer, submitted a statement dated April 4, 2012 stating that a permit for the sign was rejected for not having both a public entrance and orientation to the street. No other letters or comments were received in objection or support of the petition.

FINDINGS: The Board made the following findings:

1. The building at 410 Great Road is located on the corner of Great Road and King Street. The entrance into the office for Dolphin Insulation is located at the side, toward the rear of the building.
2. The proposed sign to be placed on the wall facing Great Road does not have both a public entrance and orientation to the street as required by the bylaw section 173-35A(1)(b).
3. This location has three (3) or more businesses on a single lot. The proposed sign will be approximately twenty (20) square feet, bylaw section 173-35E allows for twelve (12) square foot panel for each business. Bylaw section 173-35C(3) allows for attached signs up to 50 square feet, as long as all the attached signs on the single face of the building do not exceed fifteen percent of the wall area.

4. The business entrance is unique, it is located at the side of the building.
5. There would be a financial hardship to the business. The sign is needed for customers to locate the business.
6. There will be no substantial harm to the neighborhood or derogation from the intent of the bylaw.

DECISION: The Board voted unanimously to GRANT, under Sections 173-35A(1)(b) and 173-35E of the Town of Littleton Zoning Bylaws, a Variance to erect a 8 foot by 30 inch sign at the side of the building facing Great Road. The sign will be limited to no more than three (3) colors.

Appeals, if any, shall be made pursuant to M.G.L. C. 40A, Section 17 and shall be filed within twenty (20) days after the date of filing of this Decision in the office of the Town Clerk.

The Variance shall not take effect until a copy of the Decision bearing the certificate of the Town Clerk is recorded with the Middlesex District Registry of Deeds in accordance with the provisions of M.G.L. C. 40A, Section 11 and 15 stating that twenty (20) days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed, or if such appeal has been filed it has been dismissed or denied.

If the rights authorized by this Variance are not exercised within one (1) year from the date of granting it shall elapse in accordance with the provisions of M.G.L. C. 40A Section 10.

Signed: Jeff Yates Jeff Yates, Clerk

Date: 25 APRIL 2012

Book: 19983, Page: 303

I hereby signify that twenty (20) 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.

True Copy Attest: _____

Town Clerk, Littleton, Massachusetts