



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
10/21/08

Petitioner: WATERFORD DEVELOPMENT CORP.
Case No: 751A
Date Filed: August 7, 2008

The Littleton Board of Appeals conducted a public hearing on September 17, 2008 at 7:50 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a variance/special permit from Section 173-34, 173-35 and 173-38, of the Zoning Bylaw to allow a sign variance for an off premise freestanding sign, in addition to an existing building directory sign, for a new hotel building being constructed on Monarch Drive, Littleton, Massachusetts. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Acton and circulated in Littleton, on September 4 and September 11, 2008, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, John Cantino, Julia Adam, Jeff Yates, Members and Cheryl Hollinger, Alternate. Present but not voting were alternates, Marc Saucier and Rod Stewart.

The Petitioner, Waterford Development Corp., represented by Robert Shapiro, Becky Mahoney and Matt Shapiro, received approval from the Planning Board to build a hotel on land on Monarch Drive, Littleton, Ma., in conjunction with S & S hotels, Marriott Hilton. The hotel will be called Homewood Suites, Hilton. The property is an industrial parcel of land situated in proximity to the Route 2, Taylor Street exit, but it is located along the *cul de sac* known as Monarch Drive, which provides access to other light industrial buildings. Because of the elevation changes, there is no visibility from Route 2 or from Taylor Street to the site. The Petitioner is seeking to locate meaningful identification and directional signage along Taylor Street to direct traffic exiting from Route 2 to the location of the hotel, especially during nighttime hours, when most guests arrive. FPK Realty Trust, LLC, owns land adjacent to locus, with frontage along Taylor Street and has entered into an easement agreement with petitioner to locate a sign on land at the intersection of Taylor Street and Monarch Drive. The trust has joined in the petition. The petitioner described the hardship and the requested relief.

Waterford is seeking to erect a sign approximately 12 square feet in size on land of an abutter, FPK Realty Trust, which will be illuminated all night. There is currently a stone sign at that location identifying the industrial park address, which could contain business names in the future. The variances sought are for an off premise sign, a second freestanding sign on one lot, and 24 hour illumination. The Petitioner described the hardship as the grade of the site lying significantly below the grade of any of the surrounding traveled ways, the distance from Route 2 and from the highway exit of the entrance access to the hotel, the lack of main thoroughfare frontage and the foliage surrounding the building setting. The Petitioner explained that customers, business invitees and vendor/suppliers would require location and directional signage for the hotel to be viable. The surrounding area is industrial and commercial and there are no residential homes within site distance of the proposed sign. No abutters appeared in opposition. The building inspector had no opposition.

FINDINGS: The Board found that the Applicant satisfied the requirements of uniqueness of the site, owing to location, shape and topography, and that there would be a hardship to the applicant and to the patrons if traffic was not allowed to be efficiently routed to the site from the highway exit.

DECISION: The Board voted unanimously to GRANT a Variance from the requirements of Section 173-34, 35 and 38 to allow the Petitioner to erect the Homewood Suites sign at the intersection of Monarch Drive and Taylor Street, substantially as shown in the materials submitted with the application, and to allow the sign to be internally illuminated 24 hours.

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: Julia A. Adam Date: 10/2/08
Julia A. Adam, Clerk

Book 47402, Page 98
Book 9418, Page 379

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.

True Copy Attest: _____ Date: _____
Town Clerk, Littleton, Massachusetts