



City of Somerville

PLANNING BOARD

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

DECISION

PROPERTY ADDRESS: 275 Beacon Street
CASE NUMBER: P&Z 21-016
OWNER: WS Development
OWNER ADDRESS: 33 Boylston Street, Chestnut Hill, MA 02467
DECISION: Approved (Minor Site Plan Approval)
DECISION DATE: June 24, 2021

Pursuant the Somerville Planning Board's Rules of Procedure & Policy, commercial signs and any modification to the ground story façade of a building, including building components, requires only Minor Site Plan Approval, with the Director of Planning & Zoning serving as the decision-making authority in-lieu of the Planning Board.

This decision summarizes the findings made by the Director of Planning & Zoning regarding the development review application submitted for 275 Beacon Street.

SUMMARY OF PROPSOAL

Star Market proposes to replace an existing non-conforming wall sign with a new sign that is not larger in any dimension than the existing sign. The proposed sign displays only the company's name and logo.

RECORD OF PROCEEDINGS

On June 9, 2021 the Director of Planning & Zoning reviewed the submitted application materials.

FINDINGS

In accordance with the Somerville Zoning Ordinance and the Planning Board's Rules of Procedure and Policies for minor site plan approvals, the Director of Planning & Zoning may approve or deny a site plan approval upon making findings considering, at least, each of the following:

1. *The comprehensive plan and existing policy plans and standards established by the City.*

The Director finds that the proposed commercial signs support the objectives of SomerVision, the comprehensive Master Plan of the City of Somerville including, but not limited to, the following:

- To support a business-friendly environment to attract and retain a diverse mix of businesses that can start here, grow here, and stay here.

- 2. The intent of the zoning district where the property is located.*

The Director finds that the proposed wall sign is consistent with the intent of the Fabrication district including to provide quality commercial spaces.

- 3. Mitigation proposed to alleviate any impacts attributable to the proposed development.*

The Director finds that the proposed wall sign does not produce any impacts that require mitigation.

DECISION

Following review of the submitted application materials and the statutorily required considerations, the Director of Planning & Zoning **APPROVED** the Site Plan Approval on behalf of the Planning Board.



Sarah Lewis, Director of Planning & Zoning
Office of Strategic Planning & Community Development

CLERK'S CERTIFICATE

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 15.5.3.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on _____ in the Office of the City Clerk, and twenty days have elapsed, and

FOR VARIANCE(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ any appeals that were filed have been finally dismissed or denied.





FOR SPECIAL PERMIT(S) WITHIN

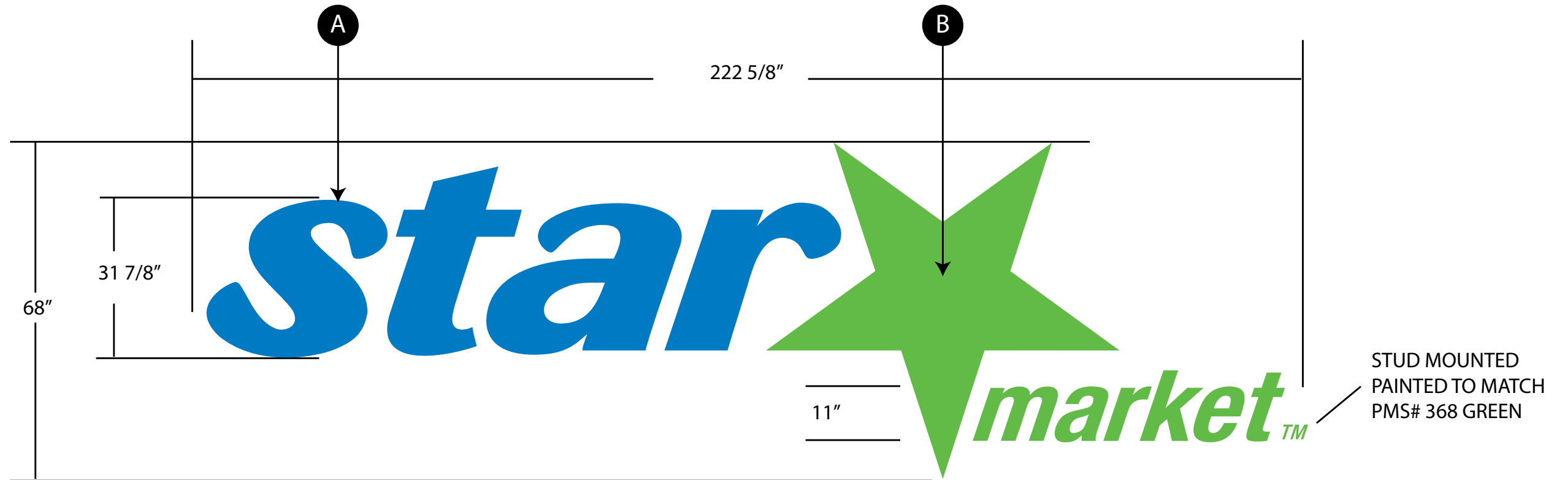
_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

FOR SITE PLAN APPROVAL(S) WITHIN

_____ **there have been no appeals filed in the Office of the City Clerk, or**
_____ **there has been an appeal filed.**

Signed _____ City Clerk Date _____

STAR MARKET	
WIP #	12-24648
Sales:	House
Design:	Jack
MATERIALS	
A:	5" DEEP WHITE LED FACE LIT WITH 3/16" WHITE LEXAN FACES
B:	TRANSLUCENT VINYL FACES
COLORS / FINISHES	
	3M LIME GREEN
	3M INTENSE BLUE
	MP 13525 PLAY-DOH RETURNS
	MP 2160 SAILBOAT RETURNS
INSTALL NOTES	
REMOVE EXISTING CHANNEL LETTERS AND INSTALL NEW CHANNEL LETTERS	
PROOF REVISIONS	
SENT: 12-22-20 REV 1: 4-21-21	



- ① 3/16" white lexan faces; Graphics to be Translucent Vinyl
- ② White LED Illumination
- ③ Self Contained Power Supply
- ④ 1/8" DIBOND BACKER
- ⑤ Trim cap painted to match faces
- ⑥ 5" deep .040 aluminum returns
- ⑦ 1/2" Electrical Conduit Thru Wall to Power Source. Final Connection by Others.
- ⑧ Mechanically fastened to dryvit

CLIENT APPROVAL	
_____ SIGNATURE	_____ DATE



VIRTUAL ELEVATION (NOT TO SCALE)



EXISTING CONDITION

PERMITTED SIGNAGE	
AREA HEIGHT MAX	5'8"
SIGN HEIGHT (MIN / MAX)	1' / 4'
SIGN WIDTH MAX	90% of Facade Width
LOCATION (# of signs)	1 per Tenant

EXISTING SIGNAGE (to be removed)	
SIZE	42% of facade width
AREA	255.2 sq ft
HEIGHT	70" (5'10")
WIDTH	528" (44')
LOCATION (# of signs)	1 per Tenant

PROPOSED SIGNAGE (to be installed)	
SIZE	17.6% of facade width
AREA	105.13 sq ft
HEIGHT	68" (5'8")
WIDTH	222.62" (18'6")
LOCATION (# of signs)	1 per Tenant