



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**JOSEPH A. CURTATONE**  
**MAYOR**

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

PLANNING DIVISION

**PLANNING BOARD MEMBERS**

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ELIZABETH MORONEY  
JAMES KIRYLO  
MICHAEL A. CAPUANO, ESQ.  
ELIZABETH MORONEY  
JERRY AMARAL, (ALT.)

**Case #: PB #2013-20**  
**Site: 38 Union Square**  
**Date of Decision: November 7, 2013**  
**Decision: *Petition Approved with Conditions***  
**Date Filed with City Clerk: November 18, 2013**

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**PLANNING BOARD DECISION**

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<b>Applicant Name:</b>	East Boston Savings Bank
<b>Applicant Address:</b>	67 Prospect Street, Peabody, MA 01960
<b>Property Owner Name:</b>	Joseph Vaccaro
<b>Property Owner Address:</b>	38 Union Square, Somerville, MA 02143
<b>Agent Name:</b>	Batten Bros. Inc.
<b>Agent Address:</b>	893 Main Street, Wakefield, MA 01880

Legal Notice: Applicant, East Boston Savings Bank, and Owner, Joseph Vaccaro, seek a Special Permit under SZO §6.1.22.D.5 to install signage for a bank.

<u>Zoning District/Ward:</u>	CCD 55 zone/Ward 3
<u>Zoning Approval Sought:</u>	§6.1.22.D.5
<u>Date of Application:</u>	October 10, 2013
<u>Date(s) of Public Hearing:</u>	November 7, 2013
<u>Date of Decision:</u>	November 7, 2013
<u>Vote:</u>	5-0

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Appeal #PB 2013-20 was opened before the Planning Board at Somerville City Hall on November 7, 2013. Notice of the Public Hearing was given to persons affected and was published and posted, all as required by M.G.L. c. 40A, sec. 11 and the Somerville Zoning Ordinance. After one hearing of deliberation, the Planning Board took a vote.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
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[www.somervillema.gov](http://www.somervillema.gov)

**DESCRIPTION:**

The proposal is to install signage for the East Somerville Savings Bank. The signage will be one inch individual letters with the bank's compass logo to the left of the letters. The material will be acrylic and a sample has been provided. There will be signs on three sides of the building in the signage band for the building. The signs will be lit from below by long aluminum fixtures.

The background color for the entire sign band of the building has recently been painted a dark tan with a reddish access strip across the top and bottom.

The other businesses in the building will also require a Special Permit to install signage if it will change in size or technology from what was installed before the sign band was painted.

**FINDINGS FOR SPECIAL PERMIT (SZO §6.1.22.D.5):**

In order to grant a special permit, the SPGA must make certain findings and determinations as outlined in §5.1.4 of the SZO. This section of the report goes through §5.1.4 in detail.

1. Information Supplied: The Board finds that the information provided by the Applicant conforms to the requirements of §5.1.2 of the SZO and allows for a comprehensive analysis of the project with respect to the required Special Permits.
2. Compliance with Standards: The Applicant must comply "with such criteria or standards as may be set forth in this Ordinance which refer to the granting of the requested special permit."

The sign design complies with the design guideline for signage in the CCD (§6.1.22.H). The signage design respects the building's context. It has a simple design with white individual letters and a small logo. The colors will be complimentary to the sign band's dark tan background and reddish outline colors. The signage is appropriately located on three sides of the bank in the sign band that will match the signage line of signs that are installed for the other business in the building. The location does not conceal the interesting architectural elements of the building. The signs will not glow, as is discouraged, but will have a light fixture below that will shine light upward on the letters. The logo provides an interesting element and the wording of the sign overall is not excessive and easily readable.

3. Consistency with Purposes: The Applicant has to ensure that the project "is consistent with (1) the general purposes of this Ordinance as set forth in Article 1, and (2) the purposes, provisions, and specific objectives applicable to the requested special permit which may be set forth elsewhere in this Ordinance, such as, but not limited to, those purposes at the beginning of the various Articles."

The proposal is consistent with the general purposes of the Ordinance as set forth under §1.2, which includes, but is not limited to providing for and maintaining the uniquely integrated structure of uses in the City. The proposal is also consistent with the purpose of the CCD. A bank provides increased commercial investment in a neighborhood-serving mixed use building. The use does not provide as intriguing of a pedestrian experience as other types of businesses; however, the large expanse of windows will be open for pedestrians to have a view inside of the space and the signage will be attractive and appropriate for historic structure in Union Square.

4. Site and Area Compatibility: The Applicant has to ensure that the project "(i)s designed in a manner that is compatible with the characteristics of the built and unbuilt surrounding area, including land uses."



The sign would be compatible with the building’s design as explained in finding two.

**DECISION:**

Present and sitting were Members Kevin Prior, Elizabeth Moroney, Joseph Favaloro, James Kirylo and Michael Capuano. Upon making the above findings, James Kirylo made a motion to approve the request for a Special Permit. Joseph Favaloro seconded the motion. Wherefore the Planning Board voted 5-0 to **APPROVE** the request. In addition the following conditions were attached:

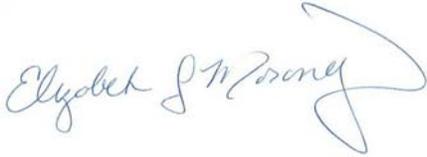
#	Condition	Timeframe for Compliance	Verified (initial)	Notes						
1	Approval is for the installation of signage and lighting. This approval is based upon the following application materials and the plans submitted by the Applicant:	BP/CO	ISD/ Plng.							
	<table border="1"> <thead> <tr> <th>Date (Stamp Date)</th> <th>Submission</th> </tr> </thead> <tbody> <tr> <td>Oct 10, 2013</td> <td>Initial application submitted to the City Clerk’s Office</td> </tr> <tr> <td>Oct 7, 2013</td> <td>Modified plans submitted to OSPCD (Elevations – Bow St, Somerville Ave, Union Square, External Lighting Fixture Details, )</td> </tr> </tbody> </table>				Date (Stamp Date)	Submission	Oct 10, 2013	Initial application submitted to the City Clerk’s Office	Oct 7, 2013	Modified plans submitted to OSPCD (Elevations – Bow St, Somerville Ave, Union Square, External Lighting Fixture Details, )
	Date (Stamp Date)				Submission					
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Oct 7, 2013	Modified plans submitted to OSPCD (Elevations – Bow St, Somerville Ave, Union Square, External Lighting Fixture Details, )									
Any changes to the approved elevations that are not <i>de minimis</i> must receive SPGA approval.										
2	To the extent possible, all exterior lighting must be confined to the subject property, cast light on the signage/building and must not intrude, interfere or spill onto neighboring properties.	CO	Plng.							
3	The Applicant shall contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the plans and information submitted and the conditions attached to this approval.	Final sign off	Plng.							



Attest, by the Planning Board:



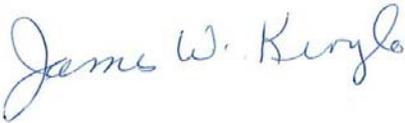
Kevin Prior, Chairman



Elizabeth Moroney



Joseph Favaloro



James Kirylo



Michael A. Capuano, Esq.

Copies of this decision are filed in the Somerville City Clerk's office.  
Copies of all plans referred to in this decision and a detailed record of the  
SPGA proceedings are filed in the Somerville Planning Dept.



**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. 3.2.10.

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.

Signed \_\_\_\_\_ City Clerk Date \_\_\_\_\_

