

CITY OF NEWTON

IN CITY COUNCIL

ORDERED:

That the City Council, finding that the public convenience and welfare will be substantially served by its action, that the use of the site will be in harmony with the conditions, safeguards and limitations set forth in the Zoning Ordinance, and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, grants approval of the following SPECIAL PERMIT/SITE PLAN APPROVAL to grant exceptions to the number, type, location and size of signs, as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Richard Lipof:

1. The proposed exceptions to the sign ordinance should be permitted and are appropriate and are in the public interest because the approved signs are consistent with the unique identity of the commercial property and will help brand and develop a sense of place, key components of the 2007 Comprehensive Plan. (§5.2.13)
2. The specific site is an appropriate location for the oversized principal wall sign because the proposed sign is replacing a similarly sized sign that has been there since 2014 and there are other oversized wall signs facing the Massachusetts Turnpike. (§7.3.3.C.1)
3. The oversized principal wall sign will not adversely affect the neighborhood because the proposed sign is replacing a similarly sized sign that has been there since 2014. (§7.3.3.C.2)
4. There will be a nuisance or serious hazard to vehicles or pedestrians; (§7.3.3.C.3)
5. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)

PETITION NUMBER: #497-22

PETITIONER: 66 Rowe Street LLC

LOCATION: 66 Rowe Street, on land known as Section 44, Block 23, Lot 16, containing approximately 43,850 square feet of land

OWNER: 66 Rowe Street LLC

ADDRESS OF OWNER: 30 Speen Street Suite 200
Framingham, MA 01701

TO BE USED FOR: Signs

CONSTRUCTION: Signs

EXPLANATORY NOTES: To allow an oversized wall sign (§5.2.8, §5.2.13, §7.3.3)

ZONING: Business Use 2

Approved subject to the following conditions:

CONDITIONS

1. All Special Permit approved signs shall be located and constructed consistent with the following plans: "Fowler High Precision", prepared by SignArt, consisting of one sheet.
2. All signs shall be designed and installed to comply with applicable building codes.
3. No building/sign permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioners have:
 - a. Recorded a certified copy of this Special Permit/Site Plan Approval at the Middlesex South Registry of Deeds and filed proof of such recording with the City Clerk and submitted a copy with the building permit application.
 - b. Obtained a written statement from the Planning Department that confirms the building/sign permit plans are consistent with plans approved in Condition #1.
4. No Final Inspection for a sign covered by this special permit/site plan approval shall be issued until the petitioners have:
 - a. Filed with the sign permit record a statement that the signs have been installed to comply with applicable building codes.
 - b. Submitted final as-built plans in digital format signed and stamped by the sign installer.