

ZONING BOARD OF APPEALS

Michael Sheehan, Chair
Mary Kate Daly, Clerk
Shannon Greenwell
Al Porro
Rachel Churchill



**Zoning Board of Appeals
January 2, 2024
Hybrid Meeting Minutes**

DIRECTOR OF
COMMUNITY DEVELOPMENT
Sarah Dixon

ASSISTANT DIRECTOR OF
COMMUNITY DEVELOPMENT
Holly Jones

PRESENT

Michael Sheehan, Chair
Mary Kate Daly, Clerk
Shannon Greenwell
Al Porro
Rachel Churchill

Holly Jones, Assistant Town Planner

CALL TO ORDER

The meeting was called to order at 7:00 P.M.

PUBLIC HEARINGS

Case 23-48, 441 Bos Prov Hwy & 386 Neponset Street- Special Permit

David Hern, 30 Walpole Street, presented on behalf of the applicant. The property in question was the Maserati dealership on Route One (which also included the Neponset Street address). The applicant was seeking additional signage for the property over and above what was normally allowed under §6.2 of the bylaws. There was an existing sign depicting the Maserati brand, but the applicant was looking to add an additional sign that stated "Boch", notating the dealership itself, as well as another Maserati sign to indicate the entrance. The already existing signage was around 62 square feet. The proposed Boch sign, which they were seeking relief for, had 14.35 square feet of area. Together, the signs equal up to less than 77 square feet. Mr. Hern explained that the additional signage would help customers traveling on Route One to correctly enter the dealership. He added that this would not be detrimental to the neighborhood.

Ms. Daly wondered how the signs were lit. Mr. Hern explained that the signs were lit internally, and would not cast a glow. Ms. Churchill clarified that the applicants were looking to add a Boch sign to notate the dealership, as well as another Maserati sign near the entrance to the building, as only one principal sign was allowed by right (the existing Maserati sign). Ms. Churchill also questioned if the second Maserati sign, which exceeded 30 square feet, would be considered a second principal sign. Mr. Hern explained that under §6.2.21 pertaining to signage, the Board could grant any relief by Special Permit from §6.2 that they deemed appropriate. Ms. Greenwell confirmed with Mr. Hern that there would be no free standing sign placed on Route One.

Mr. Hern provided additional renderings, including sign dimensions, to the Board.

MOTION I to close the public hearing made by Al Porro. Seconded by Shannon Greenwell.

Roll Call Vote:

Al Porro: **Yes**
Shannon Greenwell: **Yes**
Rachel Churchill: **Yes**
Mary Kate Daly: **Yes**
Michael Sheehan: **Yes**

Result: 5-0-0 (Motion Passed)

MOTION II to approve the Special Permit, allowing the signs (that would exceed the 30 square feet), 2 Maserati signs and 1 Boch sign, under §6.2.21 and §6.2.15 and referencing A3.1 of the drawings from

Stark Architect showing the locations and the drawing from the Sign Center showing the dimensions of the 2 Maserati signs and the Boch sign, made by Al Porro. Seconded by Shannon Greenwell.

Roll Call Vote:

Al Porro: Yes
Shannon Greenwell: Yes
Rachel Churchill: Yes
Mary Kate Daly: Yes
Michael Sheehan: Yes

Result: 5-0-0 (Motion Passed)

OTHER BUSINESS

Meeting Minutes

MOTION to approve the minutes of the November 14, 2023 meeting, as amended, made by Rachel Churchill. Seconded by Mary Kate Daly.

Roll Call Vote:

Al Porro: Yes
Shannon Greenwell: Yes
Rachel Churchill: Yes
Mary Kate Daly: Yes
Michael Sheehan: Yes

Result: 5-0-0 (Motion Passed)

2024 ZBA Schedule

The group discussed making changes to the July and November meetings.

MOTION to approve the 2024 hearing schedule of the Zoning Board of Appeals made by Shannon Greenwell. Seconded by Mary Kate Daly.

Roll Call Vote:

Al Porro: Yes
Shannon Greenwell: Yes
Rachel Churchill: Yes
Mary Kate Daly: Yes
Michael Sheehan: Yes

Result: 5-0-0 (Motion Passed)

ADJOURNMENT

MOTION to adjourn the meeting made by Al Porro. Seconded by Shannon Greenwell.

Roll Call Vote:

Al Porro: Yes
Shannon Greenwell: Yes
Rachel Churchill: Yes
Mary Kate Daly: Yes
Michael Sheehan: Yes

Result: 5-0-0 (Motion Passed)

The meeting was adjourned at 7:30 P.M.

Minutes respectfully submitted by Emily Manning