

Zoning Board of Appeals  
Minutes  
August 23, 2011

Chair Ramsdell called the meeting to order at 7:08pm.

**1) In attendance:** Duncan LaBay, Jamie Pennington, Nat Coughlin, Ed Ramsdell

Absent: Charles Ciovacco, Rob Ciampitti, Sean Leonard

**2) Business Meeting**

a) Minutes from June 28, 2011 meeting

**Motion to approve the minutes of June 28, 2011 by Mr. Coughlin, and seconded by Mr. Pennington.**

**Votes:**

Mr. LaBay: yes

Mr. Pennington: yes

Mr. Coughlin: no

Mr. Ramsdell: yes

b) Minutes from July 14, 2011 meeting

**Motion to approve the minutes of July 14, 2011 by Mr. Coughlin, and seconded by Mr. Pennington.**

**Votes:**

Mr. LaBay: yes

Mr. Pennington: yes

Mr. Coughlin: no

Mr. Ramsdell: yes

c) Minutes of August 8, 2011

**Motion to approve the minutes of August 8, 2011 as amended by Mr. Coughlin, and seconded by Mr. Pennington.**

**Votes:**

Mr. LaBay: yes

Mr. Pennington: yes

Mr. Coughlin: yes

Mr. Ramsdell: yes

**3) Public Hearings**

- a)** Kindred Transitional Care & Rehabilitation c/o Hazel Wood Hopkins  
180 Low Street  
Use Variance - allow a freestanding sign

Continuation from July 14, 2011

Heather Dudko of Saxon Sign was before the board on July 12 to request a replacement sign for Kindred Care. Upon getting the feedback of the board, they requested a continuance and have revisions for the sign. The existing 18SF sign is 6 ft tall and 11 ft wide, with 15 ft setback. Replacement sign proposed is 17SF with 6ft height, depth 4 inches and posts 4 inches. The sign is not illuminated and the up lighting will be left in place. Externally it will be an aluminum sign with vinyl graphics. This is more cost effective and easier to maintain in the New England weather.

**In favor:**

None.

**Opposed:**

None.

**Questions from the board:**

(Responses from the applicant will be in CAPITAL letters.)

Mr. Coughlin asked to clarify that the sign is aluminum, the main body and the background is brushed aluminum, and what are the posts? ALUMINUM POST. SIGN AND CASE BACKGROUND ARE WHITE. Is this aluminum with vinyl coat over it? ALUMINUM BASE WITH WHITE VINYL COVERING. IT WILL APPEAR WHITE NOT ALUMINUM. BLUE LOGO AND BLACK KINDRED CARE.

Mr. Ramsdell asked if it were a matte finish or shiny. NOT SURE BUT IF BOARD REQUESTED MATTE FINISH, KINDRED CARE WOULD ACCOMODATE.

Mr. LaBay asked if Kindred Care would consider gooseneck lighting instead of ground up lighting to keep stray light minimized. BELIEVED KINDRED CARE WOULD CONSIDER THIS AS WENT WITH LIGHTING THAT WAS THERE.

**Deliberations:**

Mr. LaBay said the applicant heard the board's concerns and responded with an option much closer to what the board would like to see. He does not care for aluminum but matte finish is better. Feels gooseneck lighting would make more sense.

Mr. Pennington said the new sign is a dramatic improvement. He has no problem with aluminum, and thinks the matte finish is better. He is not sure of gooseneck lighting as some look better than others.

Mr. Coughlin is comfortable with the matte finish. He would like to leave lighting as applicant's choice. Since there are bushes below the sign, they may have better lighting from the top.

Mr. Ramsdell agreed that the ultimate wish is wood, but covered aluminum with matte finish will work. He prefers gooseneck lighting but is willing to not have it as a condition. He appreciates that the applicant listened so well to the board's feedback.

**Motion to approve the use variance for a freestanding sign with matte-like finish on sign and posts with the option to put gooseneck lighting by Mr. Pennington. Seconded by Mr. Coughlin.**

**Votes:**

Mr. LaBay: yes  
Mr. Pennington: yes  
Mr. Coughlin: yes  
Mr. Ramsdell: yes

- b) River's Edge Homeowner's Association**  
126 Merrimac Street  
Use Variance - erect a freestanding sign to replace existing signage

The public notice was read aloud for the record.

Mr. LaBay stated that one of the presenters is in a book club with his wife.

Diane McGowan, resident of unit 44 and member of the Board of Directors and Laurie Daly, resident of unit 40 and on the landscape improvement committee spoke for the homeowner's association.

The original sign on Merrimac Street is 27 years old. The board is upgrading the front landscaping and want the sign updated as well. It currently does not indicate the street number. There are two signs facing each other with 24SF of signage; both will be removed and one 10SF sign will be erected. The numbers are 9 inches, mahogany with black matte finish, gold raised lettering, 2 posts and information on both sides of the sign. They will use the existing up lighting.

**In favor:**

Paul Bevilacqua, 126 Merrimac Street, unit 3, board member and resident.  
Richard Daly, 126 Merrimac Street, unit 40, president of the association, set up the committee to start the upgrade and board member.

**Opposed:**

None.

**Questions from the board:**

(Responses from the applicant will be in CAPITAL letters.)

Mr. Ramsdell commented that having 126 Merrimac Street private residence sign could be a polite way of having a no trespassing sign.

Mr. Coughlin asked if many non-residents come through because of the river walk.

MORE TRAFFIC ON THE RIVERWALK BUT NOT MUCH THROUGH FRONT ENTRANCE. THEY WILL HAVE JUST ONE LARGER SIGN, NOW THEY HAVE TWO SMALLER SIGNS.

Mr. LaBay said from branding perspective now that it is an established condominium complex it may be less important to have the Rivers Edge on the sign.

THEY AGREE THAT 126 MERRIMAC STREET TRUMPS RIVERS EDGE.

**Deliberations:**

Mr. LaBay said this might be the first sign application approved at the first hearing.

Mr. Ramsdell agreed that seldom are sign applications this well done and in tune with the board.  
Mr. Pennington agreed that it is nice to have a good sign and application.  
Mr. Coughlin concurred.

**Mr. Coughlin made a motion to approve the use variance to erect a freestanding sign to replace the existing sign. Seconded by Mr. Pennington. Four affirmative.**

**Votes:**

Mr. LaBay: yes  
Mr. Pennington: yes  
Mr. Coughlin: yes  
Mr. Ramsdell: yes

**Motion to adjourn by Mr. LaBay and seconded by Mr. Pennington at 7:35pm. Unanimous voice vote.**

Respectfully submitted by Lynn Kinsella Varney, note taker.