

Zoning Board of Appeals Meeting Minutes

Minutes of February 3, 2016

Continued hearing from January 20th, 2016 on the petition of Cumberland Farms of 100 Crossing Blvd., Framingham, MA for a Variance to construct one (1) freestanding sign to be located on the corner of South Main Street and Pleasant Street, Leicester, MA

Members present: David Kirwan, Chair; Jim Buckley, Clerk; Vaughn Hathaway, Paul Schold and David Orth

Alternate members present: Jim Reinke, Mary Moore and Dick Johnston

Meeting called to order at 8:42PM

Mr. Orth recused himself as voting member due to a conflict of interest, because he does work for Cumberland Farms.

Mr. Kirwan gave the instructions on the hearing procedures.

Voting at tonight's meeting: David Kirwan, Paul Schold, Mary Moore, Jim Buckley and Vaughn Hathaway

Mr. Kirwan opened discussion to the applicant.

Mr. Marc Belanger, Bohler Engineering, representing Cumberland Farms, made the presentation.

Mr. Belanger submitted a revised plan that showed a shorter monument sign that will be placed in the same location shown on the original plan.

The sign will be 5-feet wide, 2-feet, 4-inches tall. It will sit in a decorative base that will sit close to the ground. The base itself will be 18-inches high and the entire height of the sign, on top of the base, will be 4-feet, 6 inches.

Mr. Buckley asked if the sign would be put the same distance from the road.

Mr. Belanger said yes, it will be 5 feet from the edge of the right of way.

Mr. Hathaway thanked Mr. Belanger for taking the Board's comments into consideration and felt the Board's concerns were met.

Mr. Belanger said the illuminating of the sign will be a simple interior lighted sign.

Mr. Kirwan opened discussion to the public.

Ms. Darlene Eager, 8-10 Pleasant Street felt it was a good proposal.

Mr. Kirwan asked if there were any further comments or questions; hearing none, asked for a motion.

MOTION: Mr. Schold moved to approve the petition of Cumberland Farms of 100 Crossing Blvd., Framingham, MA for a Variance to construct one (1) free standing sign in accordance to the revised plan dated 2/1/2016, on property located at the corner of Main Street and Pleasant Street, Leicester, MA

SECONDED: Mr. Hathaway – Discussion: The sign will measure 5-feet wide, 4.6-feet high; total sign area, 15-square feet.

VOTE: All in Favor

Finding of Facts

Paul Schold voted in favor of the motion because he felt it would not be a detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the bylaw.

Mary Moore voted in favor of the motion and felt desirable relief may be granted without detriment to the public good and that it met the provisions of the Bylaw.

Vaughn Hathaway voted in favor of the motion for the same reasons, he felt it would not be detriment to the neighborhood and that it met the provision of the Bylaw.

David Kirwan in favor of the motion for the same reasons mentioned and for the willingness of Cumberland's to work with the Town and help provide something that would be more architecturally attractive and would serve the purpose of their business establishment.

Jim Buckley in favor of the motion because he felt it met the criteria of the Leicester Zoning Bylaws for the granting of a variance.

Instructions were given on the appeal process and the filing of this decision with the Registry of Deeds.

MOTION: Mr. Hathaway moved to close the hearing

SECONDED: Ms. Moore – Discussion: None

VOTE: All in Favor

Meeting adjourned at 8:50PM

Respectfully submitted:

Barbara Knox

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