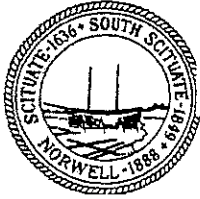


TOWN OF NORWELL
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OFFICE OF
BOARD OF APPEALS

345 MAIN STREET, P.O. BOX 295
NORWELL, MASSACHUSETTS 02061
(781) 659-8018 • Fax (781) 659-1892

Members

Lois S. Barbour, Chair
Philip Y. Brown, Vice Chair
David Lee Turner, Clerk

Associate Members

Thomas P. Harrison
Ralph J. Rivkind

FINDINGS AND DECISION

of

The Norwell Board Of Appeals

File No. 16-12

A Public Hearing by the Norwell Zoning Board of Appeals was scheduled on July 6, 2016, under M.G.L. c. 40A, Section 10, at the Norwell Town offices, 345 Main Street, Norwell, MA on the application of:

Jumbo Capital Management, L.L.C.
1900 Crown Colony Drive
Quincy, MA 02169

For a **Sign Variance** under Sections 3300 (Signs), 3323 (All Business Districts), 3323, 3323(b) (Free Standing Sign) to increase the size of the existing sign from 54" x 90" (33.75 sq. ft.) to 104" x 128" (92.5 sq. ft.). The sign will be internally illuminated. Property is located at **600 Longwater Drive** in Business District C-2 and shown on Assessor's Map 17B, Block 18, Lot 60, and recorded at the Plymouth Country Registry of Deeds Book 39949 Page 130.

The Public Hearing for this application was duly noticed in *The Patriot Ledger* on June 20, 2016, and *The Norwell Mariner* on June 30, 2016.

Michael Burke, Senior Project Manager, presented the application and responded to Board questions during the public hearing.

No member of the public was present in the audience and no outside correspondence was received relating to this application, either in support of or in opposition to this application.

FILE DOCUMENTATION:

1. Copy of the legal notice
2. Assessors' Card and list of abutters receiving notice
3. Completed application for a public hearing, dated June 14, 2016, signed by the applicant
4. Sign Design 2-page permit copy, showing the existing and proposed signs, date-stamped by the Town Clerk on 6/16/16
5. ALTA/ACSM Land Title Survey of 600 Longwater Drive, dated 7/21/15, prepared by Precision Land Surveying, Inc., signed and sealed by Michael Pustizzi, PLS

FINDINGS OF THE BOARD: Based upon the evidence submitted and/or upon representations made by the Applicant during the public hearing, the Board finds the following:

1. The Board further finds that the increased size of the replacement sign will make identification of businesses located at the property easier for members of the public, deliveries, and emergency personnel.
2. The current signage does not allow for identification of an additional tenant for currently vacant space.
3. The proposed sign will be internally lighted.
4. All conditions required for the requested approval have been satisfied.

DECISION OF THE BOARD:

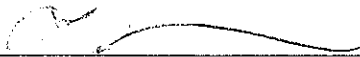
Based upon the application received, representations by the Applicant, and evidence presented during the public hearing, upon a motion duly made and seconded, Members Turner, Rivkind, and Barbour **VOTED** unanimously to grant the requested zoning relief for the property located at **600 Longwater Drive** in order to replace and increase the size of the free-standing entrance sign in accordance with the plans submitted.

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CONDITIONS APPLYING TO ALL DECISIONS:

1. **RECORDING OF THE DECISION:** After receiving certification from the Town Clerk that no appeal has been taken within twenty days, or if appealed than dismissed or denied, a copy of the Board's decision must be filed with either the Registrar of the Plymouth County Registry of Deeds to be recorded and indexed in the grantor index under the name of the owner of record in the case of the unregistered land, or with the Recorder of the Land Court to be registered and noted on the owner's certificate of title in the case of registered land.

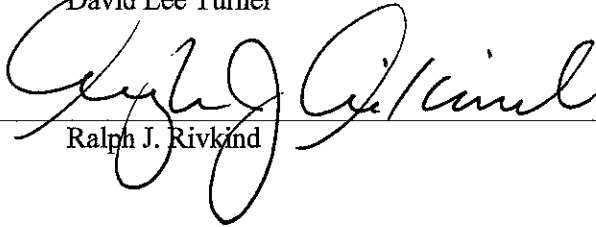
2. **RECORDING RECEIPT:** A copy of the recording fee receipt must be returned to the Board of Appeals. **NOTE: No building permit shall be issued without such evidence.**
3. **EFFECTIVE DATE OF APPROVAL:** The Special Permit granted by this Decision shall take effect only at such time as a copy of this Decision, certified by the Office of the Town Clerk of the Town of Norwell, is recorded with the Registrar of Deeds or Recorder of the Land Court.
4. **LAPSE OF VARIANCE:** The Applicant must exercise any Variance granted by the Board of Appeals within one year of the date this Decision is filed with the Office of the Town Clerk or it shall lapse.



Lois S. Barbour



David Lee Turner



Ralph J. Rivkind

Date Filed with Office of the Town Clerk

*This space is for Date Stamp of
Town Clerk*

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NOTICE OF APPELLATE RIGHTS: Any decision of the Board of Appeals may be appealed to Superior Court within twenty (20) days after filing of the written decision with the Town Clerk. Any construction or pre-construction activity is undertaken at the applicant's risk during the appeal period.