



TOWN OF ARLINGTON  
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design  
Review Procedures (Section 11.06 of the Zoning Bylaw)

PLANNING & COMMUNITY  
DEVELOPMENT

2018 FEB 28 A 8:42

Docket No. \_\_\_\_\_

1. Property Address 180 Mass Ave  
Name of Record Owner(s) Leader Bank N.A. Phone 877-691-8600  
Address of Owner 180 Mass Ave. Arlington MA, \_\_\_\_\_  
Street City, State, Zip

2. Name of Applicant(s) (if different than above) Batten Bros. Signs & Awnings  
Address 893 Main St. Wakefield MA Phone 781-2145-4800  
Status Relative to Property (occupant, purchaser, etc.) Sign manufacturer and installer

3. Location of Property 3.A-1-14  
Assessor's Block Plan, Block, Lot No.

4. Deed recorded in the Registry of deeds, Book \_\_\_\_\_, Page \_\_\_\_\_;  
-or- registered in Land Registration Office, Cert. No. \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_.

5. Present Use of Property (include # of dwelling units, if any) Multi-Use, Commercial and Residential Banking

6. Proposed Use of Property (include # of dwelling units, if any) No proposed changes  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Permit applied for in accordance with the following Zoning Bylaw section(s) Section 7 Signs  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
section(s) title(s)

8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.  
We would like to replace the existing non-illuminated letters with an illuminated sign cabinet with push-thru lettering and install a new sign on the South East Facade of the building. The sign will be 4'-11" H x 19'-11" W and 3'H x 6'W. The text will be white acrylic that will be illuminated with white LED's.  
Leader Bank shares a storefront with Cambridge Savings Bank and the Cambridge savings bank currently has an internally illuminated sign while Leader Bank does not.

(In the statement below, strike out the words that do not apply)

The applicant states that Leader Bank N. A. is the owner ~~-or-~~ occupant ~~-or-~~ ~~purchaser~~ under agreement of the property in Arlington located at 180 Mass Ave. which is the subject of this application; and that unfavorable action ~~-or-~~ no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

893 Main St. Wakefield MA 01880

Address

781-245-4800

Phone

7/08

# TOWN OF ARLINGTON

Dimensional and Parking Information  
for Application to  
The Arlington Redevelopment Board

Docket No. \_\_\_\_\_

Property Location 180 Mass Ave

Zoning District B3

Owner: Leader Bank N.A.

Address: 180 Mass Ave. Arlington MA

Present Use/Occupancy: No. of Dwelling Units:  
Mixed Commercial/ Retail use

Uses and their gross square feet:

Proposed Use/Occupancy: No. of Dwelling Units:  
No Change to current use/ occupancy

Uses and their gross square feet:

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	24,799		min.
Frontage	180		min.
Floor Area Ratio	na		max.
Lot Coverage (%) (where applicable)	na		max.
Lot Area per Dwelling Unit (square feet)	na		min.
Front Yard Depth (Ft.)	na		min.
Side Yard Width (Ft.) right side	na		min.
left side	na		min.
Rear Yard Depth (Ft.)	na		min.
Height	50'		min.
Stories	3		stories
Feet	50		feet
Open Space (% of G.F.A.)	na		min.
Landscaped (s.f.)	na		(s.f.)
Usable (s.f.)	na		(s.f.)
Parking Spaces (No.)	na		min.
Parking Area Setbacks (Ft.) (where applicable)	na		min.
Loading Spaces (No.)	na		min.
Type of Construction	Signage		
Distance to Nearest Building	40'		min.



# BATTEN BROS. Sign Advertising

893 Main Street, Wakefield, MA 01880

## Statement

T 781.245.4800 F 781.246.4798

Town of Arlington Redevelopment Board

2/16/18

Re: 180 Mass Ave Signage

We are proposign that two wall signs be installed at 180 Mass Ave for Leader Bank's corporate HQ.

One wall sign will be positioned over the main entrance, facing Mass Ave., and will be approx 4'-11" H x 19'-11" W x 8" D. It is internally illuminated with low voltage LED's with push-thru white acrylic lettering. It will read "180, Leader Bank, Corporate Headquarters".

The second wall sign will be positioned on the South East side of the building facing Egerton Rd and will be approx. 3' H x 6' W x 8" D. It is internally illuminated with LED's with push-thru white acrylic lettering. It will read "Leader Bank, Corporate Headquarters". Both signs will be constructed of aluminum and will be painted Burgundy to match Leader Bank's color scheme.

### **Preservation of Landscape: NA**

**Relation of Buildings to Enviroment:** Cambridge savings bank also located in 180 Mass Ave also has an internally illuminated sign. Many business located directly next to and across the street from 180 Mass Ave illuminated signs so we feel as though this does not take away from the visual relationship that 180 has with the surrounding buildings. The burgundy color of the signs will go nicely with the brick finish of the building.

**Open Space:** The signage will add to the visual amenities of the vicinity and by using LEDs in the sign it will maximize the visibility and utility of the building and the business located within it.

### **Circulation: NA**

### **Surface Water Drainage: NA**

**Utility Service:** All electrical components and wiring will be concealed within both the sign and building leaving nothing exposed to the elements or the public eye.

**Advertising Features:** This is a commercial retail building with multiple illuminated signs currently existing. This sign would be the only one that illuminates the address of the building

allowing it to be more visible. The burgundy color will blend nicely with the building while still being more visible than what is currently installed.

**Special Features: NA**

**Safety: NA**

**Heritage: NA**

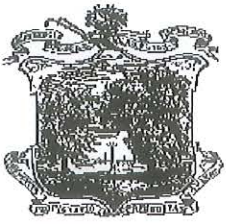
**Microclimate:** The proposed signage will not exceed a luminance of 200 NITS or candelas per square meter.

**Sustainable Building and Site Design: NA**

Sincerely,

Ed Batten  
BATTEN BROS., INC





# TOWN OF ARLINGTON

51 GROVE STREET

ARLINGTON, MASSACHUSETTS 02476

## APPLICATION FOR PERMIT TO BUILD

To the:  
INSPECTOR OF BUILDINGS:

Date: 1/18 20 18

The undersigned hereby apply for a permit to { alter / build } according to the following specifications and the plans filed herewith:

1. Street and No.	<u>180 Mass Ave</u>	Lot No. <u>3.A-1-14</u>
2. Owner	<u>Leader Bank N.A.</u>	Address <u>180 Mass Ave. Arlington</u>
3. Architect	<u>N/A</u>	Address _____
4. Builder	<u>Batten Bros. Signs &amp; Awnings</u>	Address <u>893 Main St. Wakefield MA</u>
5. Class of Construction	<u>Signage</u>	Material <u>Aluminum/ Acrylic</u>
Zoning	<u>B3</u>	

### DESCRIPTION OF PROPOSED CONSTRUCTION

Install one (1) 4'-11" H x 19'-11"W wall sign. Sign to read "180, Leader Bank, Corporate Headquarters" To be painted burgundy

6. Size of Lot	front <u>180</u>	rear <u>180</u>	depth <u>138</u>	Area sq. ft. <u>24840</u>
7. Size of Building	front <u>180</u>	rear <u>180</u>	depth <u>44.5</u>	Area sq. ft. <u>8010</u>
8. Distance from Street	<u>25'</u>			
9. Distance from lot Lines	side (left) _____	rear _____	side (right) _____	
10. Number of Stories	<u>3</u>	Height in Feet _____		
11. Foundation on Filled Land	<u>NA</u>	Yes _____ No _____		
12. Foundation Material	<u>NA</u>	thickness _____ depth _____ mortar _____		
13. Roof Truss Construction	<u>NA</u>	Yes _____ No _____		
14. Duplicate Plans	<u>NA</u>	Plot Plan _____		
15. Estimated Cost	<u>\$11,598.00</u>			

**CONSTRUCTION AND PLOT PLANS IN DUPLICATE MUST BE SUBMITTED TO  
AND APPROVED BY THIS DEPARTMENT BEFORE A PERMIT WILL BE GRANTED**

The applicant shall locate proposed building with due regard to  
lines, grades and sewer location obtained from the Town Engineer.

I hereby certify that the dimensions and other information on the plans are correct and that all applicable provisions of Statutes, Regulations and By-Laws will be complied with. The above is subscribed to and executed by me under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws.

Tel No. \_\_\_\_\_

Owner's Signature

Tel No. 781-245-4800

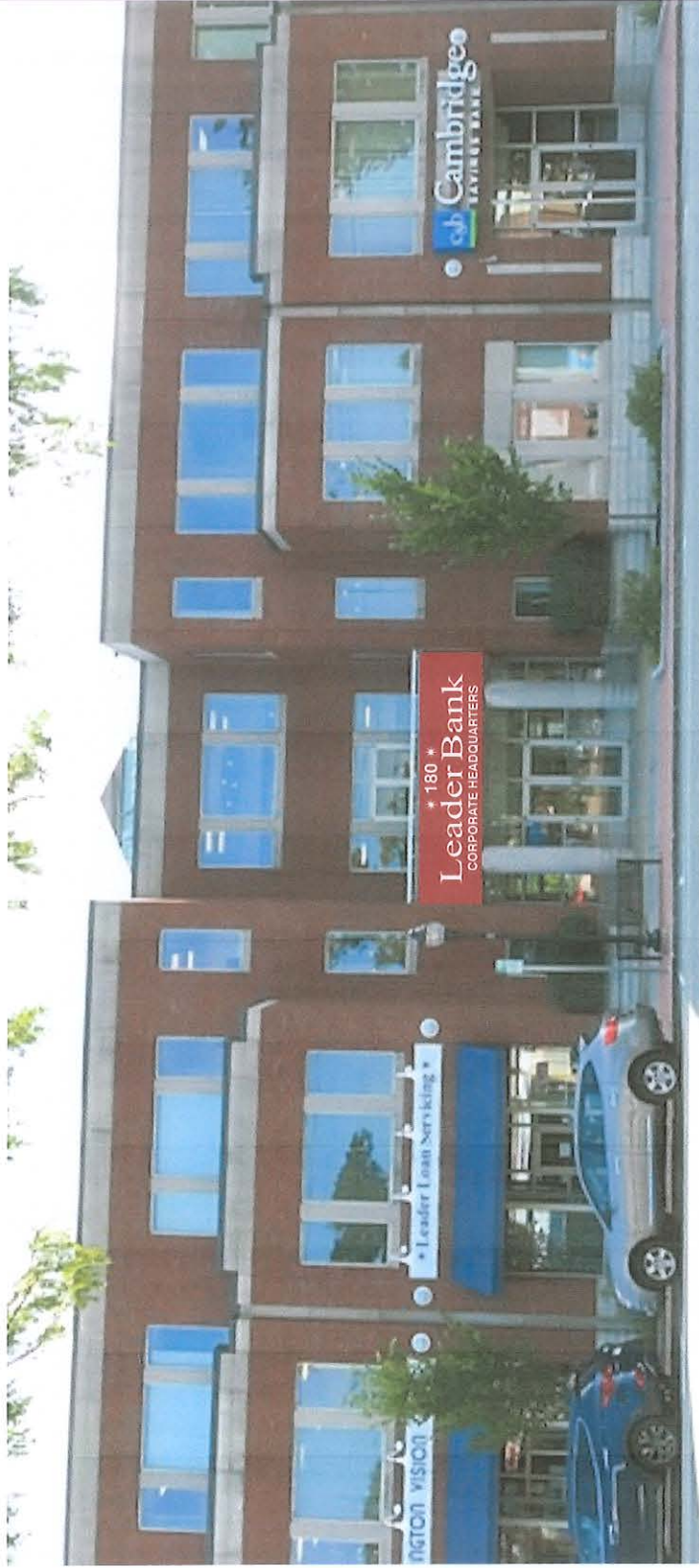
Builder's Signature

License No.

CS-106286

Home Improvement Contractor Reg. No. \_\_\_\_\_

*Edward Batten*  
*Edward T. Batten*



PROPOSED NEW SIGN

19'-11"

8"




WHITE LED'S  
WHITE PUSH THRU LETTERS

SINGLE FACE SIGN CABINET

- .090" ALUMINUM CABINET PAINTED BURGUNDY
- WHITE LED ILLUMINATED, WITH WHITE ACRYLIC PUSH THRU LETTERS

OPTION #2a

 <b>BATTEN BROS.</b> Sign Advertising 893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800	Project: Leader Bank		Location:	Job Description:	Revised
	Salesman: Rich	Designer: Ronald	Corporate Headquarters 180 Mass Ave., Arlington, MA	Wall Sign	
	Scale: 1/4"=1'-0"				
	Date: 10/20/17	Sketch #: 57705	File Name: Leader Bank 180 Mass Ave.cdr		

Note: This is an original copyright drawing created by and owned by Batten Bros., Inc. It is submitted for your personal use in connection with a project being planned for you by Batten Bros., Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied, or exhibited in any fashion.

Customer Approval:

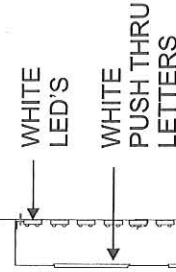




PROPOSED NEW SIGN

19'-11"


8"



SINGLE FACE SIGN CABINET

- .090" ALUMINUM CABINET PAINTED BURGUNDY
- WHITE LED ILLUMINATED, WITH WHITE ACRYLIC PUSH THRU LETTERS

OPTION #2a

 <b>BATTEN BROS.</b> Sign Advertising <hr/> 893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800	Project: Leader Bank		Location: Corporate Headquarters 180 Mass Ave., Arlington, MA	Job Description: Wall Sign	Revised
	Salesman: Rich	Designer: Ronald			
	Scale: 1/4"=1'-0"			File Name: Leader Bank 180 Mass Ave.cdr	
	Date: 10/20/17	Sketch #: 57705			
	Note: This is an original copyright drawing created by and owned by Batten Bros., Inc. It is submitted for your personal use in connection with a project being planned for you by Batten Bros., Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied, or exhibited in any fashion.				Customer Approval:

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## 180 Massachusetts Ave



Image capture: Sep 2016 © 2018 Google

Arlington, Massachusetts



Street View - Sep 2016







# TOWN OF ARLINGTON

51 GROVE STREET  
ARLINGTON, MASSACHUSETTS 02476

## APPLICATION FOR PERMIT TO BUILD

To the:  
INSPECTOR OF BUILDINGS:

Date: 1/15 20 18

The undersigned hereby apply for a permit to { alter / build } according to the following specifications and the plans filed herewith:

1. Street and No.	<u>180 Mass Ave</u>	Lot No. <u>3.A-1-14</u>
2. Owner	<u>Leader Bank N.A.</u>	Address <u>180 Mass Ave. Arlington</u>
3. Architect	<u>N/A</u>	Address _____
4. Builder	<u>Batten Bros. Signs &amp; Awnings</u>	Address <u>893 Main St. Wakefield MA</u>
5. Class of Construction	<u>Signage</u>	Material <u>Aluminum/ Acrylic</u>
Zoning	<u>B3</u>	

### DESCRIPTION OF PROPOSED CONSTRUCTION

Install one (1) 3' H x 6' W wall sign. Sign to read "Leader Bank, Corporate Headquarters" .090 aluminum cabinet painted burgundy, with white acrylic letters

6. Size of Lot	front <u>180</u>	rear <u>180</u>	depth <u>138</u>	Area sq. ft. <u>24840</u>
7. Size of Building	front <u>180</u>	rear <u>180</u>	depth <u>44.5</u>	Area sq. ft. <u>8010</u>
8. Distance from Street	<u>17.5'</u>			
9. Distance from lot Lines	side (left) _____	rear _____	side (right) _____	
10. Number of Stories	<u>3</u>	Height in Feet _____		
11. Foundation on Filled Land	<u>NA</u>	Yes _____ No _____		
12. Foundation Material	<u>NA</u>	thickness _____ depth _____ mortar _____		
13. Roof Truss Construction	<u>NA</u>	Yes _____ No _____		
14. Duplicate Plans	<u>NA</u>	Plot Plan _____		
15. Estimated Cost	<u>\$4,885.00</u>			

**CONSTRUCTION AND PLOT PLANS IN DUPLICATE MUST BE SUBMITTED TO  
AND APPROVED BY THIS DEPARTMENT BEFORE A PERMIT WILL BE GRANTED**

The applicant shall locate proposed building with due regard to  
lines, grades and sewer location obtained from the Town Engineer.

I hereby certify that the dimensions and other information on the plans are correct and that all applicable provisions of Statutes, Regulations and By-Laws will be complied with. The above is subscribed to and executed by me under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws.

Tel No. \_\_\_\_\_

Owner's Signature

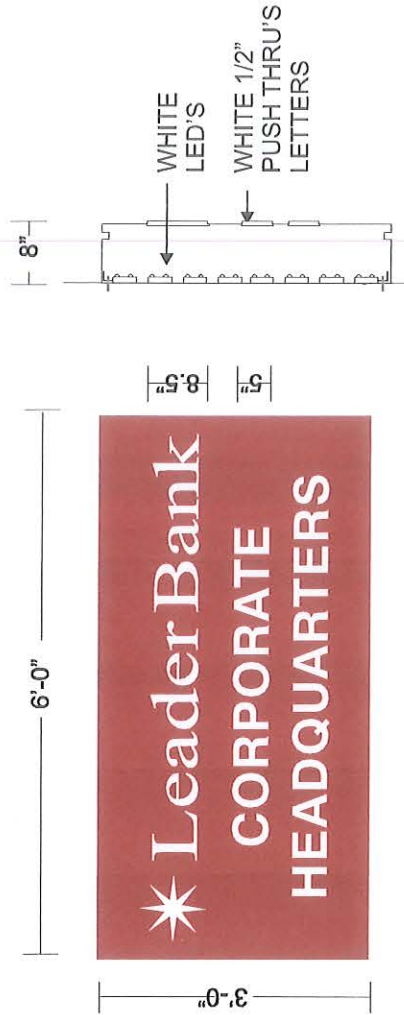
Tel No. 781-245-4800

Builder's Signature

License No.

CS-106286

Home Improvement Contractor Reg. No. \_\_\_\_\_



# SIDE VIEW

- SINGLE FACE ILLUMINATED WALL SIGN**
- .090" ALUMINUM CABINET PAINTED BURGUNDY
  - WHITE LED ILLUMINATED,
  - WITH WHITE ACRYLIC 1/2" PUSH THRU LETTERS

## PROPOSED NEW SIGN

**BATTEN BROS.**  
**Sign Advertising**  
 893 MAIN STREET, WAKEFIELD, MA 01880  
 (781) 245-4800

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Project: **Leader Bank**  
 Sales: **Rich**  
 Scale: **1/2"=1'-0"**  
 Date: **10/11/17**

Designer: **Ronald**  
 Sketch #: **57705**

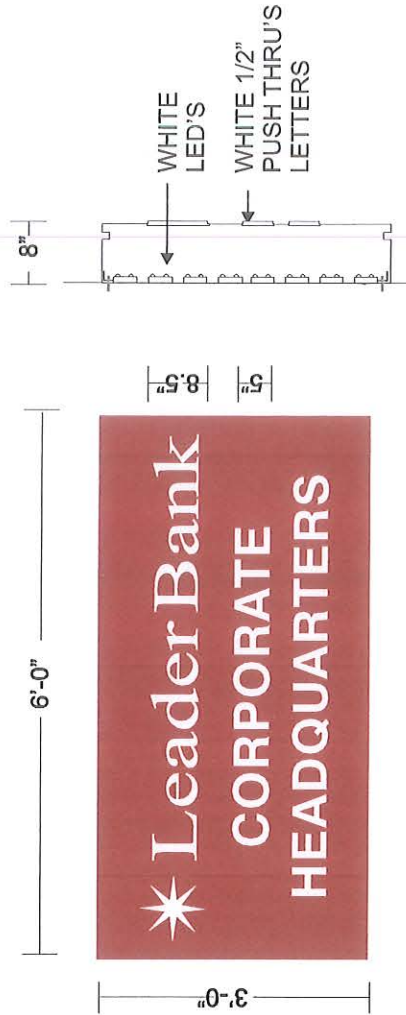
Location: **Corporate Headquarters  
 180 Mass Ave.,  
 Arlington, MA**

Job Description: **Cabinet / Wall Sign**

File Name: **Leader Bank Wall Sign.cdr**

Customer Approval: \_\_\_\_\_





**SINGLE FACE ILLUMINATED WALL SIGN**  
 - .090" ALUMINUM CABINET PAINTED BURGUNDY  
 - WHITE LED ILLUMINATED,  
 WITH WHITE ACRYLIC 1/2" PUSH THRU LETTERS

**SIDE VIEW**

**PROPOSED NEW SIGN**

**BATTEN BROS.**  
 Sign Advertising  
 893 MAIN STREET, WAKEFIELD, MA 01880  
 (781) 245-4800

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Project: Leader Bank	Location:	Job Description:	Revised
Salesman: Rich	Corporate Headquarters	Cabinet / Wall Sign	
Scale: 1/2"=1'-0"	180 Mass Ave.,		
Date: 10/11/17	Arlington, MA		
Sketch #: 57705	File Name: Leader Bank Wall Sign.cdr		
in Error, and it is submitted for your personal use in connection with a project being made your organization, nor is it to be used, reproduced, copied, or exhibited in any fashion.			Customer Approval:

Google Maps 1 Egerton Rd

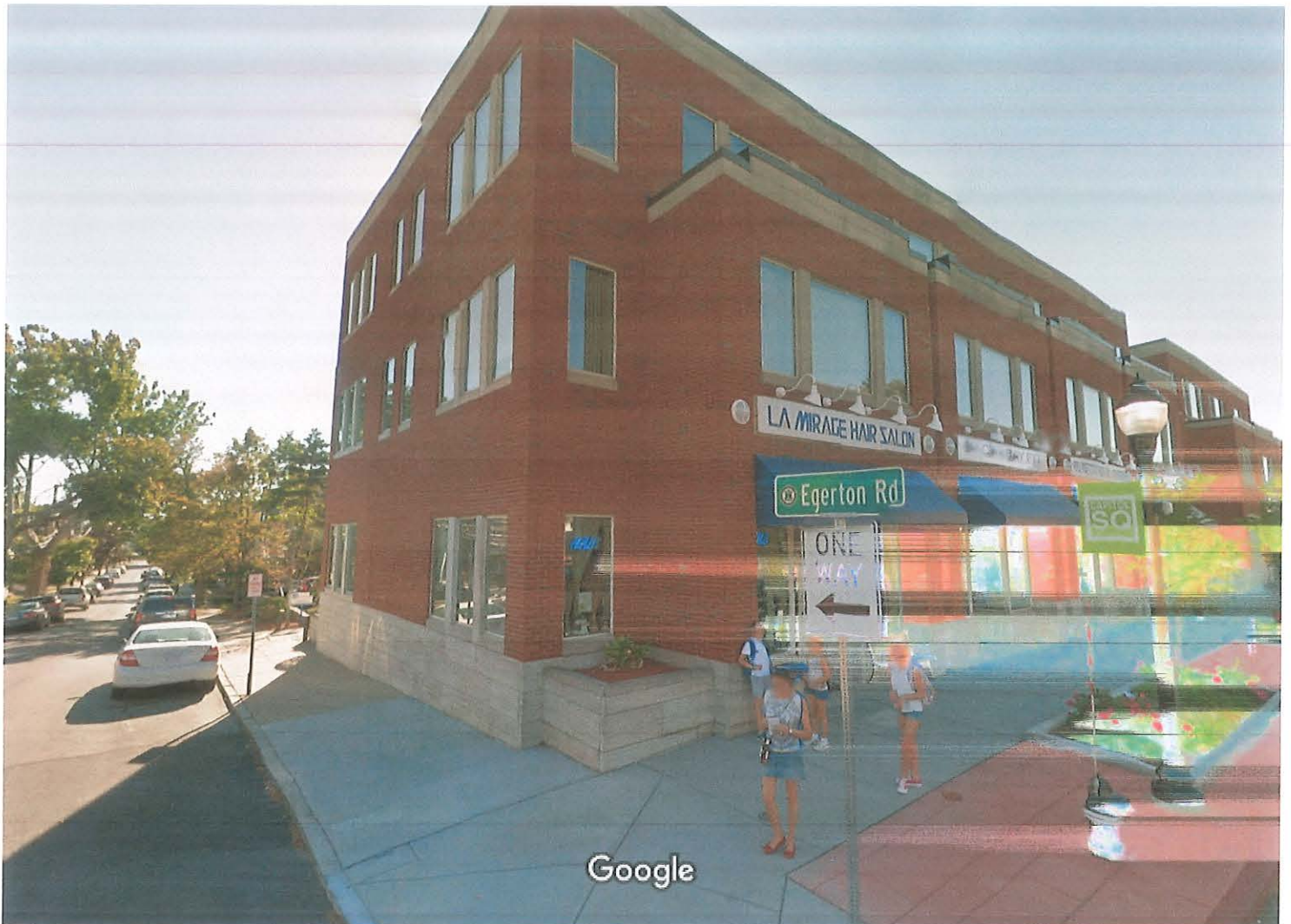


Image capture: Sep 2016 © 2018 Google

Arlington, Massachusetts



Google, Inc.

Street View - Sep 2016

