



PLANNING & COMMUNITY
DEVELOPMENT
2018 JUL 11 P 1:35

July 10, 2018

Town of Arlington
Redevelopment Board

Attention: Jennifer Raitt, Planning and Community Development Director
730 Mass Ave. Annex
Arlington, MA 02476

**Re: Petition for Special Permit under Environmental Design Review
Statement of Proposal**

Dear Jennifer,

Leader Bank (hereinafter, "Leader") submits the enclosed application to replace an existing non-illuminated sign located at Leader's corporate offices at 180 Massachusetts Avenue with raceway mounted illuminated letters. The overall dimensions would be 36.8" H x 14.8# W. "LEADER BANK" will have 22" H letters while "CORPORATE OFFICES" will be 9" H. Additionally, Leader is seeking to install one (1) 22" H illuminated numerals ("180"), to be fabricated from aluminum and painted MAP Metallic gold, and mounted using high-performance double-stick tape.

In addition to the application, Leader submits the following Statement of Proposal, with answers to twelve (12) standards where applicable, and answers to the seven (7) Special Permit Criteria.

- | | |
|---|--|
| 1.) Preservation of Landscape. | Not applicable/not impacted by proposal. |
| 2.) Relation of Buildings to Environment. | Not applicable/not impacted by proposal. |
| 3.) Open Space. | Not applicable/not impacted by proposal. |
| 4.) Circulation. | Not applicable/not impacted by proposal. |
| 5.) Surface Water Drainage. | Not applicable/not impacted by proposal. |
| 6.) Utility Service. | Not applicable/not impacted by proposal. |
| 7.) Advertising Features. | |

Leader believes, as demonstrated on the enclosed plans, that the size, location, design, color, texture, lighting, and materials of the proposed permanent signs will not detract from the use and enjoyment of the existing building at 180 Massachusetts Avenue and any surrounding properties. Leader has chosen a tasteful design comparable to the local aesthetic, as well as comparable to existing signage employed by other businesses at 180 Massachusetts Avenue and the surrounding businesses in the Capitol Square neighborhood of Arlington.

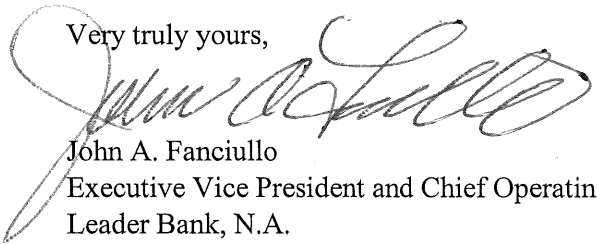
- | | |
|--|--|
| 8.) Special Features. | Not applicable/not impacted by proposal. |
| 9.) Safety. | Not applicable/not impacted by proposal. |
| 10.) Heritage. | Not applicable/not impacted by proposal. |
| 11.) Microclimate. | Not applicable/not impacted by proposal. |
| 12.) Sustainable Building and Site Design. | Not applicable/not impacted by proposal. |

Special Permit Criteria

- 1.) The use requested **is listed** as a special permit in the regulations for the applicable district.
- 2.) The requested use **is** desirable to the public convenience or welfare as it improves the aesthetics of the existing structure, increases the visibility of the property address and reduces confusion among visitors to Leader's corporate offices by providing further clarity as to Leader's location.
- 3.) The requested use **will not create** undue traffic congestion or unduly impair pedestrian safety.
- 4.) The requested use **will not overload** any public water, drainage, or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be undue subjected to hazards affecting health, safety, or the general welfare.
- 5.) All special regulations for the use as may be provided in this Bylaw **are fulfilled**.
- 6.) The requested use **will not impair** the integrity or character of the district or adjoining districts, not be detrimental to the health, morals, or welfare.
- 7.) The requested use **will not**, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

Please feel free to contact me should you have any questions regarding this application.

Very truly yours,



John A. Fanciullo
Executive Vice President and Chief Operating Officer
Leader Bank, N.A.

c: Sushil K. Tuli, President and CEO
Brook L. Ames, General Counsel
Bret Schofield, Vice President, Security and Facilities Officer



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)

Docket No. _____

1. Property Address 180 MASS AVE
Name of Record Owner(s) LEADER BANK, N.A. Phone 781-646-3900
Address of Owner 180 MASS AVE, ARLINGTON, MA 02474
Street City, State, Zip
2. Name of Applicant(s) (if different than above) _____
Address _____ Phone _____
Status Relative to Property (occupant, purchaser, etc.) _____
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)

<u>SECTION 7</u>	<u>SIGNS</u>
_____	_____
_____	_____
_____	_____

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 raceway mounted illuminated letters.
The overall dimensions would be 36.8" H x 14'-8" W. "Leader Bank" will have 22" H letters while "Corporate Offices" will be 9" H letters. Leader Bank shares a storefront with Cambridge Savings Bank and the Cambridge savings bank currently has an internally illuminated sign that is raceway mounted. We would also like to install one (1) 22" H building identification numerals. To be fabricated from aluminum and painted MAP Metallic Gold. To be mounted to glass using high performance double faced tape.

(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 MASSACHUSETTS 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)

180 MASSACHUSETTS AVE
Address ARLINGTON, MA 02474

781-641-7555
Phone



Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

Required Submittals Checklist

File each in triplicate except for model

Review the ARB's Regulations for Environmental Design Review, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

- _____ Dimensional and Parking Information Form (see attached)
- _____ Site plan of proposal
- _____ Model, if required
- _____ Drawing of existing conditions
- _____ Drawing of proposed structure
- _____ Proposed landscaping. May be incorporated into site plan
- _____ Photographs
- _____ Impact statement
- _____ Application and plans for sign permits
- _____ Stormwater management plan (for stormwater management during construction for projects with new construction)

FOR OFFICE USE ONLY

- | | |
|--|-------------|
| _____ Special Permit Granted | Date: _____ |
| _____ Received evidence of filing with Registry of Deeds | Date: _____ |
| _____ Notified Building Inspector of Special Permit filing | Date: _____ |

TOWN OF ARLINGTON REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
3. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
4. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

6. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

8. **Special Features.** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
9. **Safety.** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
10. **Heritage.** With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
11. **Microclimate.** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.
12. **Sustainable Building and Site Design.** Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b>]

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
2. The requested use is essential or desirable to the public convenience or welfare.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

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:

Uses and their gross square feet:

MIXED COMMERCIAL / RETAIL

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

NO CHANGE TO CURRENT USE / OCCUPANCY

	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 (feet)	NA		min.
Side Yard Width (feet) right side	NA		min.
left side	NA		min.
Rear Yard Depth (feet)	NA		min.
Height	50'		min.
Stories	3		stories
Feet	50		feet
Open Space (% of G.F.A.)	NA		min.
Landscaped (square feet)	NA		(s.f.)
Usable (square feet)	NA		(s.f.)
Parking Spaces (No.)	NA		min.
Parking Area Setbacks (feet), where applicable	NA		min.
Loading Spaces (No.)	NA		min.
Type of Construction	SIGNAGE		
Distance to Nearest Building	40'		min.

