



**TOWN OF ARLINGTON
REDEVELOPMENT BOARD**

**PLANNING & COMMUNITY
DEVELOPMENT**

2020 MAR -3 P 1:07

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

1. Property Address 880 Massachusetts Avenue Docket No. _____
 Name of Record Owner(s) TD Banknorth NA Phone 856-470-3983
 Address of Owner 17000 Horizon Way Mont Laurel, NJ 08053
Street City, State, Zip
2. Name of Applicant(s) (if different than above) Back Bay Sign for Coast Sign Inc.
 Address 65 I Industrial Way Wilmington, MA Phone 617-230-4434
 Status Relative to Property (occupant, purchaser, etc.) Sign Contractor 01877
3. Location of Property 880 (874) Mass Ave 126.0 0002 0002.C
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 1281, Page 136;
 -or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____
5. Present Use of Property (include # of dwelling units, if any) BV
6. Proposed Use of Property (include # of dwelling units, if any) _____
7. Permit applied for in accordance with the following Zoning Bylaw section(s) 3.4 Environmental Sign Review
6.2 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.

To allow TD Bank to replace one double sided directional sign with new non-illuminated directional sign 1'-8 1/2" high x 20" wide and 4'-6" overall height.

(In the statement below, strike out the words that do not apply)
 The applicant states that TD Banknorth, NA is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 880 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]
 Signature of Applicant(s)
65 I Industrial Way Wilmington, MA 01887 Phone 617-230-4434
 Address



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

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, 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
 Dimensional and Parking Information
 for Application to
 The Arlington Redevelopment Board

Property Location 880 (874) Mass Ave

Owner: TD Banknorth NA

Present Use/Occupancy: No. of Dwelling Units: _____

Proposed Use/Occupancy: No. of Dwelling Units: _____

Docket No. _____

Zoning District B4

Address: 17000 Horizon Way Mount Laurel NJ 08053

Uses and their gross square feet: _____

Uses and their gross square feet: _____

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	21,439 sf		min.
Frontage			min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)			min.
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height			min.
Stories			stories
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)			min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction			
Distance to Nearest Building			min.

**Town of Arlington
Redevelopment Board**

Description of Proposal:

The purpose of this proposal is to allow TD Bank to replace the existing illuminated directional sign located at the Lockeland Avenue entrance to the bank parking lot. The existing sign is 3'-6" wide by 2'-1" high and has an overall height of 4'-0". The proposed non-illuminated sign is 2'-0" wide by 1'-8 1/2" high and has an overall height of 4'-6". The location of the sign is setback 12'-8" from the road and 4'-8" from the driveway.

Special Permit Criteria:

1. The Bylaw allows the Redevelopment Board to permit signs that are greater size, quantity or location.
2. This sign will be a service to the public good by providing direction to the by the bank's drive through and atm.
3. The sign proposed will assist vehicular traffic approaching the bank from both Mass Ave and Lockeland Ave.
4. N/A
5. N/A
6. The proposed sign replacement will be in keeping with the existing sign and will no longer be internally illuminated and thus decrease the light pollution in the immediate area.
7. There will be nothing detrimental to the character of the neighborhood caused by this sign.



Bank

America's Most Convenient Bank®

TD Bank, N.A.
17000 Horizon Way
Mail Stop: NJ5-005-105
Mount Laurel, NJ 08054
T: (856) 470-3983
Vicki.Sylvester@td.com

AUTHORIZATION LETTER

February 27, 2019

To Whom It May Concern:

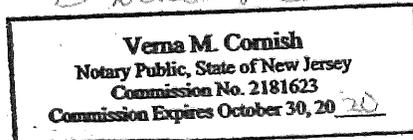
Please allow this letter to serve as authorization for employees of Image Resource Group to act on behalf of TD Bank N.A. in the filing of any applications for required permits and/or approvals for the Signage Renovation Work of the TD Bank N.A. owned facility. This would include, but is not limited to, signing any owner signature application, appearing before any governmental agency at general meetings or public hearings addressing the signage at the facilities and, if necessary, recording any such decisions.

Should you have any questions, please do not hesitate to contact me directly at (856) 470-3983.

Sincerely,

Vicki Sylvester
TD Bank N.A. - Officer

cc: File
Steven Prouse – Image Resource Group





EXISTING SITE PHOTOGRAPH



Site Recommendation Book

Arlington ID #: 1021
880 Massachusetts Avenue
Arlington, MA

Preliminary Recommendations
July 22, 2019

Revisions
November 13, 2019
November 20, 2019
December 17, 2019





Project Policies and Procedures

You are a valued asset to this project's success - please take a moment to review the guidelines listed, below because your safety and reputation matter.

Standard Onsite Code of Conduct Expectations

- IRG Project Manager must be aware of your presence while on site. Crew Lead must present letter of authorization to the store management prior to the start of work.
- Vehicles and equipment are to be staged as far from customer entrances & parking as possible.
- Crew members' attire should clearly identify the company with which they are working. Please do not interact with customers unless life safety concerns apply.
- Standard Protocol for working overhead is to properly block the walk space beneath the work area with cones when working on sign faces and to have a full flag crew when cabinets and heavy items are being lifted. Be mindful of potential debris dropping onto pedestrians & customers walking below, especially when removing old sign faces that may break during removal.
- No Project related trash (bulbs, faces, signs, screws, crating, etc.) shall be left on site in any trash bin or containers NOT owned by the respective vendor. All waste to be recycled/disposed offsite.
- All signs installed must be level and in pristine condition upon completion. Touch up paint will be provided to address scratched cabinets.
- Photographs: All signs installations and punch-related revisit work must be photographed to include exterior, and interior to confirm that signs light properly prior to leaving the site. Please note that by photographing the interior and exterior of the sign, you will capture the installation, and relieve yourself of potential liability for damages that may occur after leaving a site.

Sign Type- Specific Instructions

- Refacing Monuments & Pylons: If new damage is discovered on site, immediately notify IRG to include landscaping issues found or created by sign removal/installation. Ensure sign is properly lighting.
- Refacing Channel Letters: Confirm lettersets lights properly. Wipe down all letter cabinets and "BANK" letter faces.
- Replacing Wall Signs: All holes from previous sign should be sealed and water tight, without excess of sealants left behind. Every attempt to cover as many existing holes with the new sign as possible should be made, especially where new signs are smaller. The IRG Project Manager must be notified of any holes, ghosting, or damage still visible following the installation of a new sign.
- Directional Signs: All directional signs are to coordinate with any marking on the pavement, If new directional signage counteracts the current flow of traffic, remain on site until you have reviewed next steps with your IRG Project Manager. Any existing electrical must be powered down and made safe, then hidden below ground level consistent with regulations. Immediately notify IRG of damaged landscaping found or created by sign removal/installation
- Acrylic/Plate Lettersets: Retained letters are to be wiped down, and completion photos should include the entire letterset.
- Awnings: Completion photos are to include all recovered awnings, applied graphics, and enough surrounding area to confirm the location of each.
- Restoration & Painting: Completion photos are to include close up photos and enough surrounding area to confirm the location of the impacted area.



Site Plan



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

E01

Existing Signage:

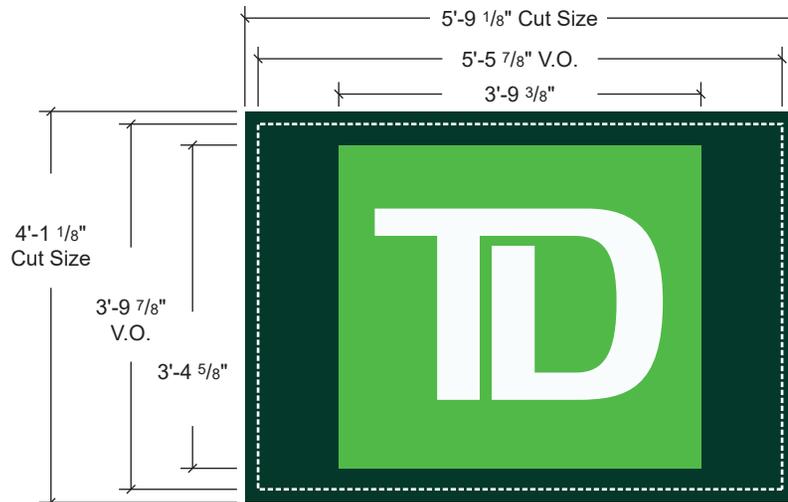
D/F Non-Illuminated Pylon
 Overall: 4'-2" tall 5'-10" wide 1'-2" deep
 Square Footage: 24 sq.ft.

SPECIAL CONDITIONS

Power to be run to sign.
 Retrofit installation of LED sticks required. (Qty - 12) Sloan Bracket 402297-10 Required to complete retrofit

Lighting

Lamp Size: 48"
 Lamp Qty: 6
 Power Supply Qty: 2



FRONT VIEW
 Scale- 1/2"=1'-0"

TDB-RP-FS.0002

Qty 2

24.05 sq.ft.

.177" thk Makrolon sl #7328 (B54) polycarbonate. Background to be 3M 3630-6513 Translucent Dark Green Vinyl applied to first surface. Logo to be 3M 3630-5741 TD Light Green Translucent Vinyl laminated with 3M 3660M applied to the first surface. Copy to be dropped out to illuminate white.



MFG NOTE
 Any seams in vinyl to be located at bottom of T Crossbar



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

E02

Existing Signage:

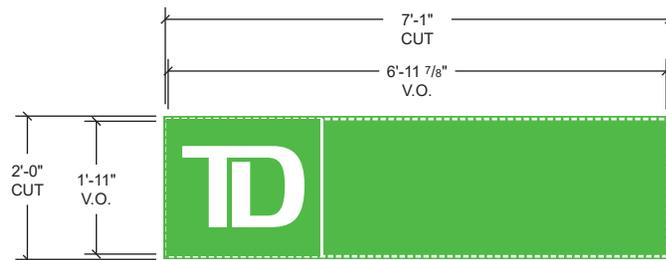
Illuminated Wall Sign
 Overall: 2'-1/2" tall 7'-1" wide 8" deep
 Square Footage: 14.5 sq.ft.

SPECIAL CONDITIONS

No special conditions.

Lighting

Lamp Size: 84"
 Lamp Qty: 2
 Power Supply Qty: 1



FRONT VIEW Scale- 3/8"=1'-0"

TDB-CRP-24X85

14.17 sq.ft.

.177" thk Makrolon sl #7328 (B54) polycarbonate. Vinyl to be 3M 3630-5741 TD Light Green
 Translucent Vinyl laminated with 3M 3660M applied to the first surface. Copy to be dropped out to illuminate white.



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

E03

Existing Signage:

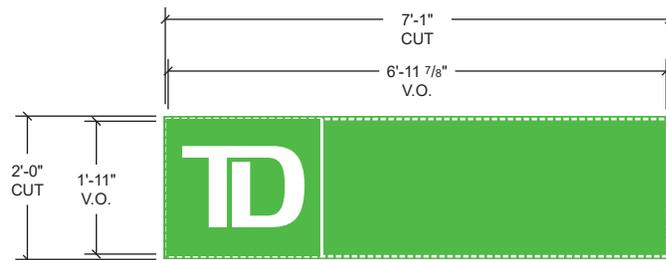
Illuminated Wall Sign
 Overall: 2'-1/2" tall 7'-1" wide 8" deep
 Square Footage: 14.5 sq.ft.

SPECIAL CONDITIONS

No special conditions.

Lighting

Lamp Size: 84"
 Lamp Qty: 2
 Power Supply Qty: 1



FRONT VIEW Scale- 3/8"=1'-0"

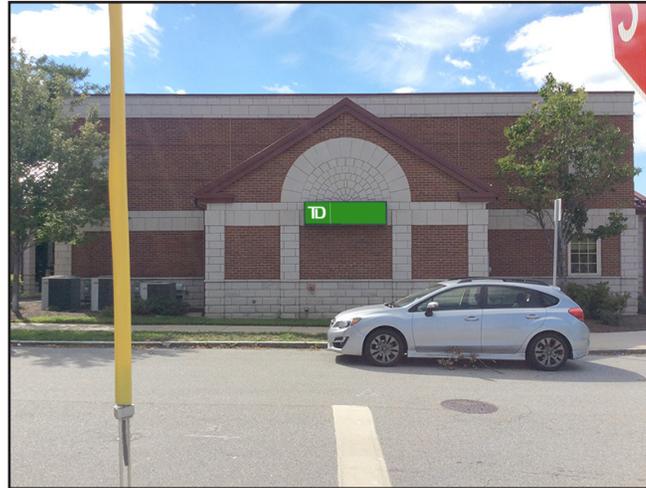
TDB-CRP-24X85

14.17 sq.ft.

.177" thk Makrolon sl #7328 (B54) polycarbonate. Vinyl to be 3M 3630-5741 TD Light Green
 Translucent Vinyl laminated with 3M 3660M applied to the first surface. Copy to be dropped out to illuminate white.



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

E04

Existing Signage:

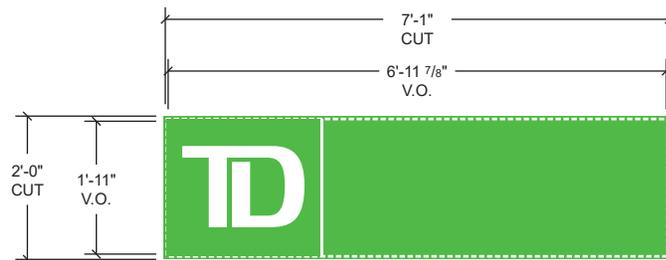
Illuminated Wall Sign
 Overall: 2'-1/2" tall 7'-1" wide 8" deep
 Square Footage: 14.5 sq.ft.

SPECIAL CONDITIONS

No special conditions.

Lighting

Lamp Size: 84"
 Lamp Qty: 2
 Power Supply Qty: 1



FRONT VIEW Scale- 3/8"=1'-0"

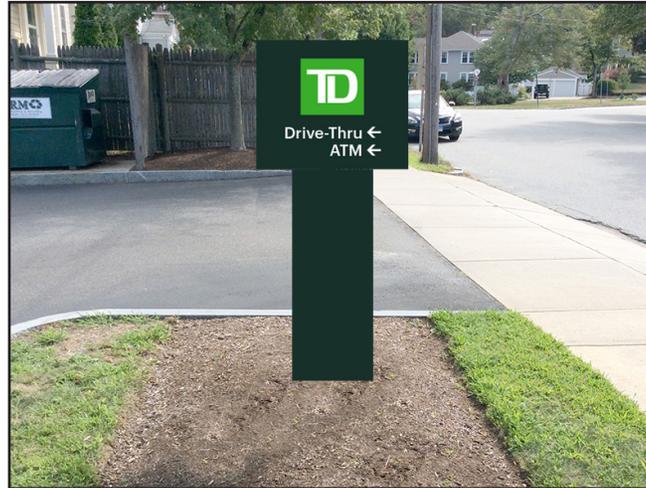
TDB-CRP-24X85

14.17 sq.ft.

.177" thk Makrolon sl #7328 (B54) polycarbonate. Vinyl to be 3M 3630-5741 TD Light Green
 Translucent Vinyl laminated with 3M 3660M applied to the first surface. Copy to be dropped out to illuminate white.



ORIGINAL PHOTOGRAPH - SIDE A



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

E05

Existing Signage:
 Illuminated/Non-Illuminated Directional
 Overall: 3'-6" tall 2'-1" wide
 Square Footage: 7.3 sq.ft.



SIDE A **SIDE VIEW** **SIDE B**
TD-D.0004-X **Scale- 1/2"=1'-0"** **4.33 sq.ft.**

Non-illuminated painted directional sign with film decorated sign face. Aluminum tube frame and aluminum sheet construction. Sign to be painted to match: PMS 5535 #MP62874V1.0 (Satin Finish). Sign face first surface film 3M 5000 Scotchlite Reflective White Vinyl and 3M IJ680-10 Scotchlite Reflective Film (InkJet Digital) to match Matthews Pantone 361 with 3M MCS approved inkjet inks.

SPECIAL CONDITIONS

Turn off power at breaker, cap off existing power, and replace with new directional



ORIGINAL PHOTOGRAPH - SIDE B



ORIGINAL PHOTOGRAPH

RETAIN EXISTING SIGNAGE

E19-E22

Existing Signage:

Blade Sign
Overall: 1'-3 1/2" tall 1'-0" wide
Square Footage: 1.29 sq.ft.

SPECIAL CONDITIONS

No special conditions.



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

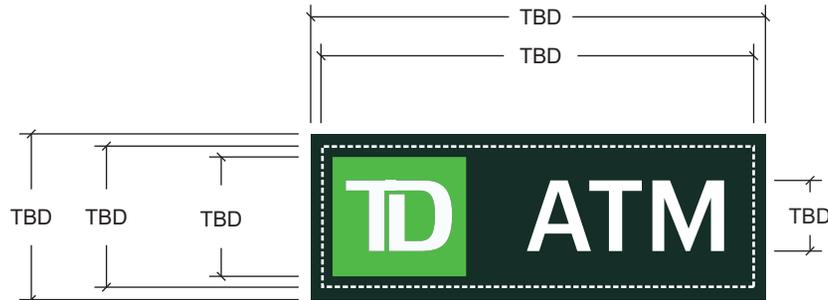
F01

Existing Signage:

Illuminated ATM Header
 Overall: TBD tall TBD wide TBD deep
 Square Footage: TBD sq.ft.

SPECIAL CONDITIONS

Technical Survey Required prior to manufacture.



FRONT VIEW Scale- 3/8"=1'-0"

Lighting

Please photograph inside of sign during technical survey
 Lamp Size: _____"
 Lamp Qty: _____
 Power Supply Qty: X

TDB-CRP-TBDXTBD

TBD sq.ft.

.177" thk Makrolon sl #7328 (B54) polycarbonate. Background to be 3M 3632-6513 Translucent Dark Green Vinyl applied to first surface. Logo to be 3M 3630-5741 TD Light Green Translucent Vinyl laminated with 3M 3660M applied to the first surface. Copy to be dropped out to illuminate white.



E01 / Side A / West



E01 / Side B / East



E02 / Side A / West



E03 / Side A / North



E04 / Side A / East



E05 / Side A / North



E05 / Side B / South



E12 / Side A / East



F01 / Side A / South



/ /



/ /



/ /