



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

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 of Applicant(s)

65 I Industrial Way Wilmington, MA 01887 617-230-4434  
Address Phone



**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](http://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**

- |   |             |
|---|-------------|
| <input type="checkbox"/> Special Permit Granted                               | Date: _____ |
| <input type="checkbox"/> Received evidence of filing with Registry of Deeds   | Date: _____ |
| <input type="checkbox"/> 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	21,438 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](mailto: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

