



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice May 7, 2018

The Arlington Redevelopment Board will meet Monday, May 7, 2018 at 6:45 PM in the
Town Hall Annex, Second Floor Conference Room

1. Continued Public Hearing Re-Open EDR Special Permit Docket #2644 to allow Leader Bank N. A. to construct new and replace existing signage at 180 Massachusetts Avenue under Article 7 Signs

**6:45 p.m.-7:15
p.m.**

- *Applicant will provide an update to the Board.*
- *Members of the public will be provided time to comment.*
- *Board members will ask additional questions and vote.*

2. Continued Public Hearing EDR Special Permit for Docket #3552 to allow Joseph Marcus and David Spinney, for Food For Thought, LLC, to construct new and replace the existing signage at 478 Massachusetts Avenue under Article 7 Signs

**7:15 p.m.-7:45
p.m.**

- *Applicant will provide an update to the Board.*
- *Members of the public will be provided time to comment.*
- *Board members will ask additional questions and vote.*

3. Adjourn

7:45 p.m.

Adjourn



Town of Arlington, Massachusetts

Continued Public Hearing Re-Open EDR Special Permit Docket #2644 to allow Leader Bank N. A. to construct new and replace existing signage at 180 Massachusetts Avenue under Article 7 Signs

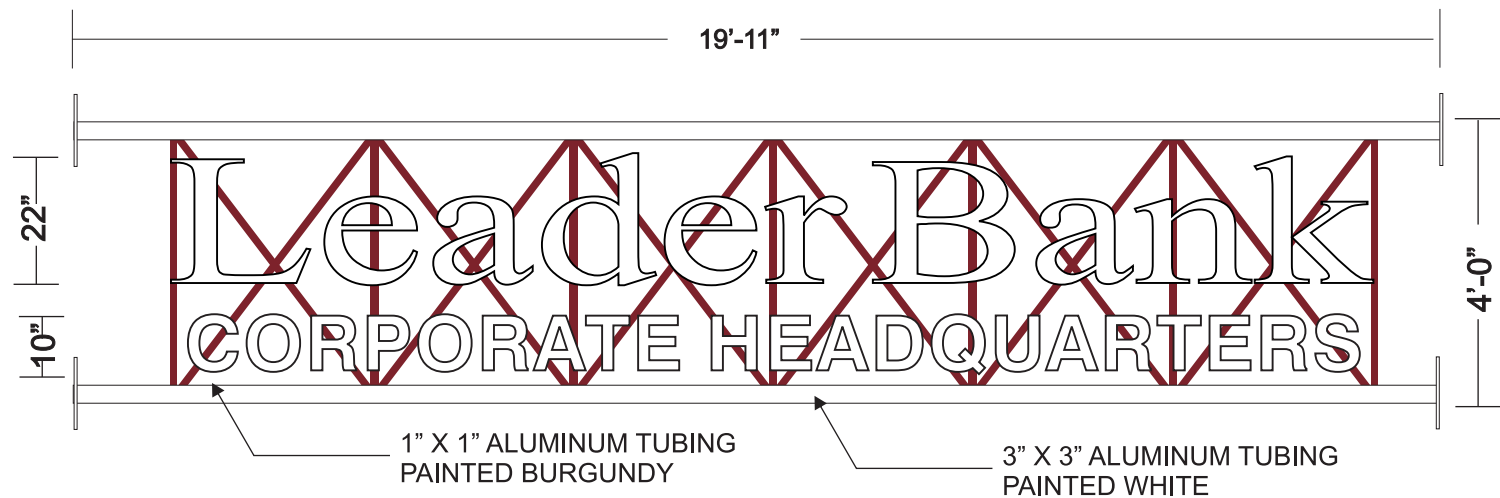
Summary:

6:45 p.m.-7:15 p.m.

- *Applicant will provide an update to the Board.*
- *Members of the public will be provided time to comment.*
- *Board members will ask additional questions and vote.*


ATTACHMENTS:

| Type | File Name | Description |
|----------------------|-----------------------------------------------------|---------------------------------------------|
| ▢ Reference Material | 180_Mass_Ave_Leader_Bank_Corporate_Headquarters.pdf | Leader Bank Sign Options |
| ▢ Reference Material | 180_Mass_Ave_correspondence_from_Arl_Vision_Ctr.pdf | Correspondence from Arlington Vision Center |



- ILLUMINATED CHANNEL LETTERS. SCALE 3/8" =1'-0"**
- 4" DEEP ALUMINUM CHANNEL LETTERS
 - 3/16" WHITE ACRYLIC FACES
 - ILLUMINATED WITH WHITE LED'S
 - LETTERS MOUNT TO STRUCTURAL TUBING, PAINTED BURGUNDY

OPTION #1

| | | | | | | | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------|--|----------------------|--|-----------------------------------------------------------|--|--------------------|--|---------|--|
| <div></div> <div>893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800</div> | | | | Project: Leader Bank | | Location: | | Job Description: | | Revised | |
| | | Salesman: Rich | | Designer: Ronald | | Corporate Headquarters 180 Mass Ave., Arlington, MA | | Wall Sign | | | |
| | | Scale: 3/4"=1'-0" | | | | | | | | | |
| | | Date: 4/24/18 | | Sketch #: 57705 | | File Name: Leader Bank Corporate Headquarters.cdr | | | | | |
| | | | | | | | | Customer Approval: | | | |

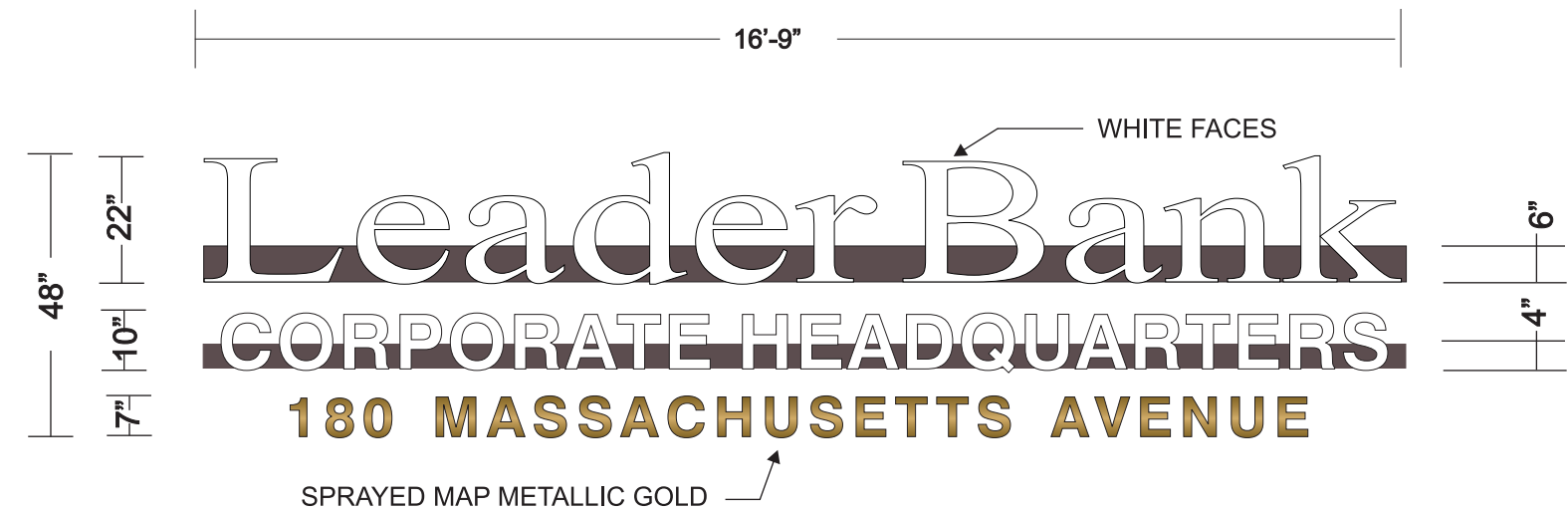
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BATTEN BROS.
Sign Advertising

893 MAIN STREET, WAKEFIELD, MA 01880
(781) 245-4800

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- ILLUMINATED CHANNEL LETTERS ON RACEWAY, SCALE 3/8" =1'-0"**
- 4" DEEP ALUMINUM CHANNEL LETTERS ON A RACEWAY
 - 3/16" WHITE ACRYLIC FACES
 - "180 MASSACHUSETTS AVENUE" IS 3/4" THICK ACRYLIC, SPRAYED MAP METALLIC GOLD
 - ILLUMINATED WITH WHITE LED'S
 - LETTERS MOUNT TO RACEWAY, PAINTED TO MATCH BUILDING

OPTION #2

| | | | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------|--|----------------------|--|------------------------------------------------------------------------|-----------------------------------|---------|
| <div><div><div>B</div></div><div>BATTEN BROS. Sign Advertising</div></div> <div>893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800</div> | | | | Project: Leader Bank | | Location: Corporate Headquarters 180 Mass Ave., Arlington, MA | Job Description: Wall Sign | Revised |
| Salesman: Rich | | Designer: Ronald | | | | | | |
| Scale: 3/4"=1'-0" | | | | | | | | |
| Date: 4/24/18 | | Sketch #: 57705 | | | | | | |
| File Name: Leader Bank Corporate Headquarters.cdr | | | | | | Customer Approval: | | |
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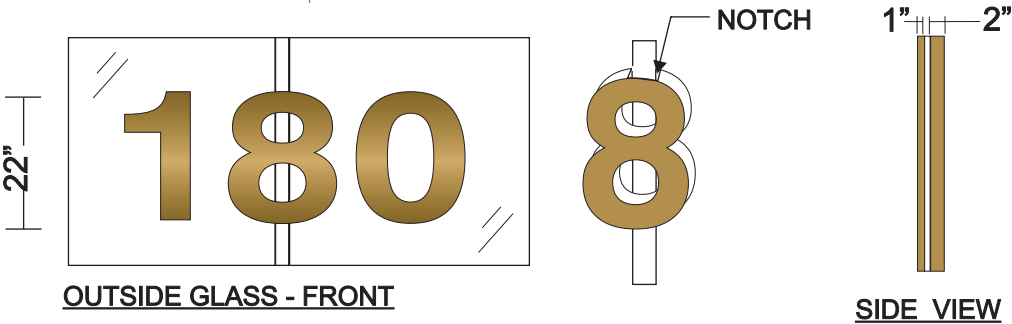


PROPOSED NEW LETTERS SCALE 3/32"=1'-0"



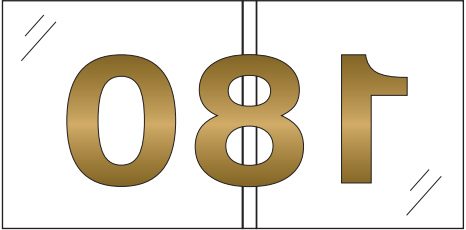
ILLUMINATED CHANNEL LETTERS ON RACEWAY. SCALE 3/8" =1'-0"

- 4" DEEP ALUMINUM CHANNEL LETTERS ON A RACEWAY
- 3/16" WHITE ACRYLIC FACES
- ILLUMINATED WITH WHITE LED'S
- LETTERS MOUNT TO RACEWAY, PAINTED TO MATCH BUILDING



OUTSIDE GLASS - FRONT

- FAB ALUMINUM "NUMERALS SCALE=1/2" 1'-0"**
- 2" DEEP FABRICATED ALUMINUM NUMERALS
 - PAINTED MAP METALLIC GOLD
 - LETTERS HAVE SOLID BACKS "NOTCH IN NUMBER "8"
 - TAPE MOUNTED TO GLASS



- INSIDE GLASS - BACKS**
- 1" THICK ACRYLIC TAPE MOUNT TO GLASS
 - PAINTED MAP METALLIC GOLD

OPTION #3

| | | | | | | | | | | | | | |
|--------------------------------------------------------------------------------|--|------------------|--|--------------------------------------------------------|--|----------------------|--|-----------------------------------------------------------|--|--------------------|--|---------|--|
| <div><div><div>B</div></div><div>BATTEN BROS. Sign Advertising</div></div> | | | | 893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800 | | Project: Leader Bank | | Location: | | Job Description: | | Revised | |
| Salesman: Rich | | Designer: Ronald | | Date: 4/24/18 | | Sketch #: 57705 | | Corporate Headquarters 180 Mass Ave., Arlington, MA | | Wall Sign | | | |
| Scale: 3/4"=1'-0" | | | | | | | | | | | | | |
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BATTEN BROS.
Sign Advertising


893 MAIN STREET, WAKEFIELD, MA 01880
(781) 245-4800

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OPTION #4

| | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------|------------------------------------------------------------------------|-------------------------------|---------|
|  BATTEN BROS. 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: 3/4"=1'-0" | | | | |
| | Date: 4/24/18 | Sketch #: 57705 | File Name: Leader Bank Corporate Headquarters.cdr | | |
| | Customer Approval: | | | | |

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ARLINGTON VISION CENTER

180 Massachusetts Ave Unit 101-B

Arlington, MA 02474

781-646-7776

April 16, 2018

To Whom it May Concern:

I am writing to state my position pertaining to Docket # 2644. As I stated at the meeting held on Monday April 2, 2018, I am strongly opposed to the removal of the signs, 180 MASSACHUSETTS AVENUE, located on the front and back of the building. I am not opposed to the placement of a sign on the front of the building **only** and **above** the "180 MASSACHUSETTS AVENUE " and in accordance with the Town of Arlington Redevelopment Board under Article 7 SIGNS.

The existing sign has identified the building since it was built in the early 1990's. I believe the proposed sign change would create a point of confusion for customers attempting to do business with the other businesses located there as the "180 MASSACHUSETTS AVENUE" sign has always been a landmark for the customers and business owners.

I appreciate your consideration in this matter.

John J. Dunn, Jr.



Owner, Arlington Vision Center

damage, costs (including but not limited to attorney's fees) expenses and liabilities caused by said system or the installation, maintenance or repair of the same. Any activity under this section shall be conducted in a timely and workmanlike manner.

(g) All use and maintenance of Units, the Common Areas and Facilities and Exclusive Use Areas shall be conducted in a manner consistent with the comfort and convenience of the occupants of the other Units. No Unit Owner may use or maintain his Unit, Common Areas and Facilities appurtenant thereto or Limited Common Areas in any manner or condition which will impair the value or interfere with the beneficial enjoyment of the other Units, the Common Areas and Facilities and Limited Common Areas.

(h) No Unit or any part of the Common Areas and Facilities or Exclusive Use Areas shall be used or maintained in a manner contrary to or inconsistent with the provisions of this Master Deed, the Condominium Trust and the By-Laws set forth therein (hereinafter "The By-Laws") and the Rules and Regulations of the Condominium adopted pursuant to said By-Laws.

(i) Parking Spaces: There shall be no obstruction of any portion of the parking lot except for the parking of motor vehicles. Repairing or servicing of vehicles within the parking areas is prohibited. There shall be no overnight parking of vehicles.

(j) Offensive Activities: No owner may use or maintain his or her Unit or the Common Areas appurtenant thereto for any purpose or in any manner which is contrary to any applicable law, rule, regulation or requirement of any governmental authority, or for any purpose which would constitute a nuisance or be offensive.

Said restrictions shall be for the benefit of each of the Unit Owners and the Condominium Trustees, and shall be enforceable by each Unit Owner and also by the Condominium Trustees. Also, insofar as permitted by law, such restrictions shall be perpetual, and, to that end, they may be extended at such time or times and in such manner as permitted or required by



Town of Arlington, Massachusetts

Continued Public Hearing EDR Special Permit for Docket #3552 to allow Joseph Marcus and David Spinney, for Food For Thought, LLC, to construct new and replace the existing signage at 478 Massachusetts Avenue under Article 7 Signs

Summary:

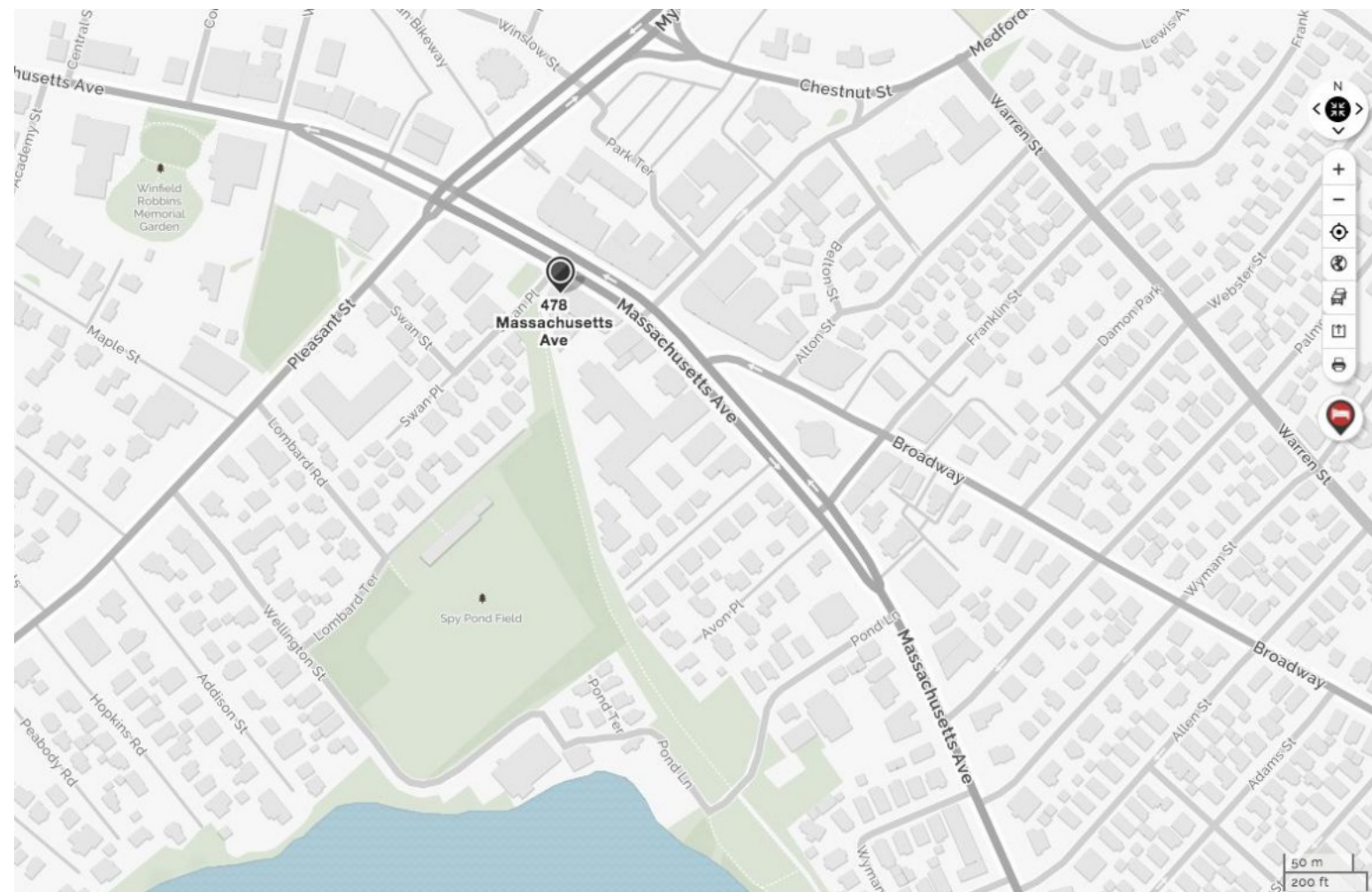
7:15 p.m.-7:45 p.m.

- *Applicant will provide an update to the Board.*
- *Members of the public will be provided time to comment.*
- *Board members will ask additional questions and vote.*

ATTACHMENTS:

| | Type | File Name | Description |
|---|--------------------|-----------------------|--------------|
| 📎 | Reference Material | 478MassAve-CD-v5A.pdf | 478 Mass Ave |

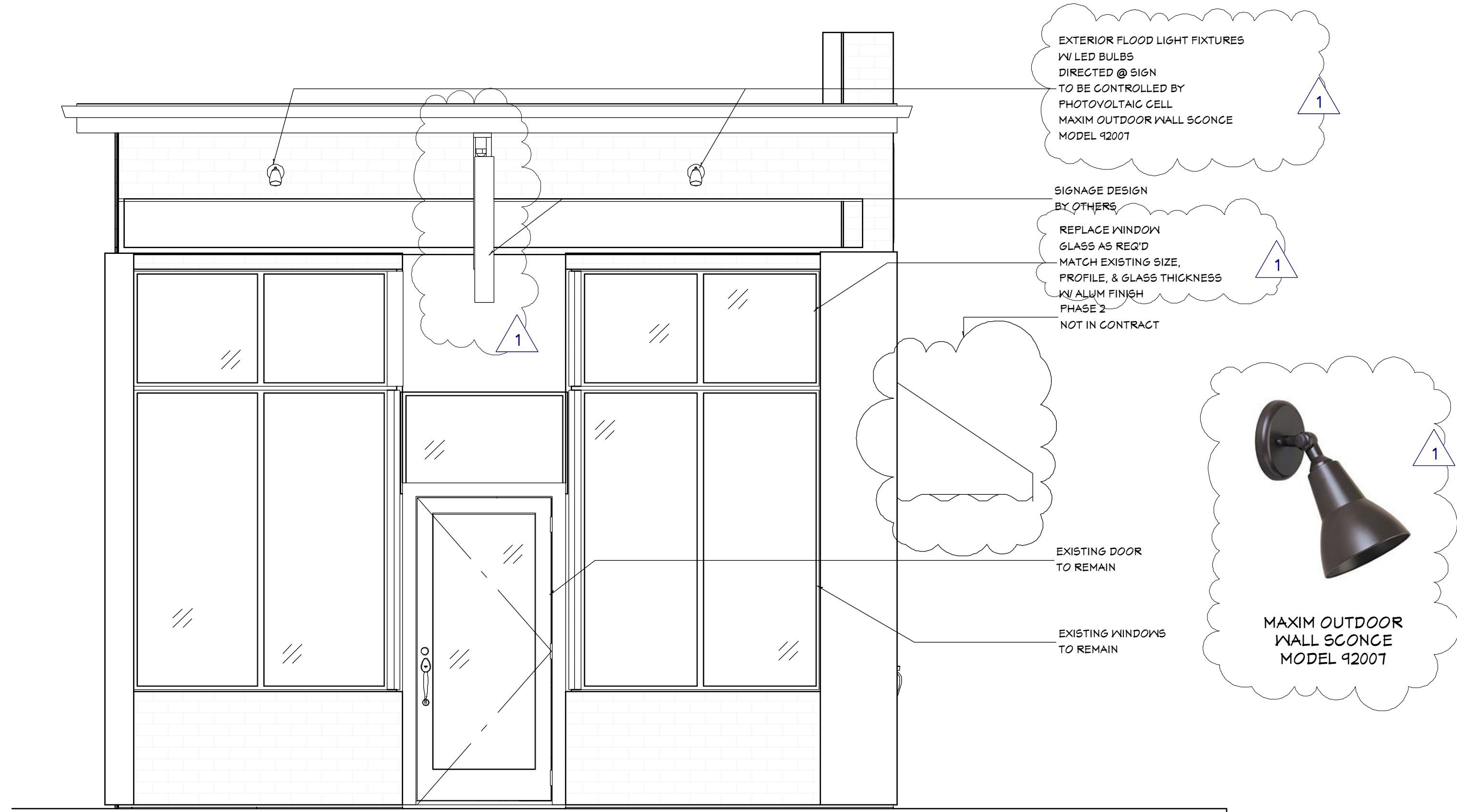
| TABLE OF CONTENTS | |
|-------------------|------------------------------------------------------------|
| PAGE | Title |
| A1 | COVER PAGE |
| A2 | FLOOR PLANS & DETAILS |
| A3 | REFLECTED CEILING PLAN & EQUIPMENT AND TABLE/CHAIR LAYOUTS |



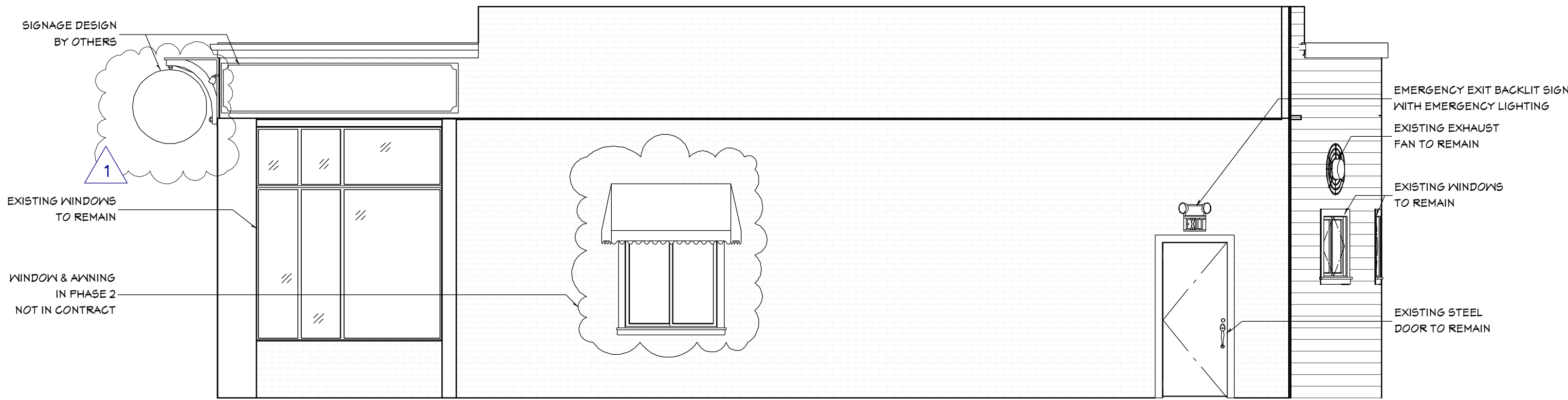
MAP TO SITE
MAP COURTESY OF MAPQUEST.COM

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK.
- DIMENSION STANDARDS USED WITHIN DOCUMENTS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
 - EXTERIOR DIMENSIONING AT BUILDING CORNERS REPRESENTS AN OUTSIDE OF STUD DIMENSION.
 - EXTERIOR DIMENSION @ WINDOWS AND DOORS REPRESENTS CENTER OF ANOTHER OPENING, OR THE OUTSIDE OF THE STUD.
 - INTERIOR DIMENSIONING AT STUD WALLS REPRESENT A DIMENSION TO THE SIDE OF THE STUD.
 - INTERIOR DIMENSIONING @ STAIRS REPRESENT A DIMENSION TO THE FINISHED FACED OF THE STAIR.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BUILDING CODE OF THE STATE OF MASSACHUSETTS.



1 FRONT ELEVATION
A1 SCALE: 1/2" = 1'-0"



2 SIDE ELEVATION
A1 SCALE: 1/4" = 1'-0"

| Revision Table | | | |
|----------------|---------|------------|-------------------------|
| Number | Date | Revised By | Description |
| 1 | 4/11/18 | TDS | ADD'L INFO; UPDATE SIGN |
| | | | |
| | | | |
| | | | |

CONTRACTOR
RIGIGO SAAR
508-333-4169

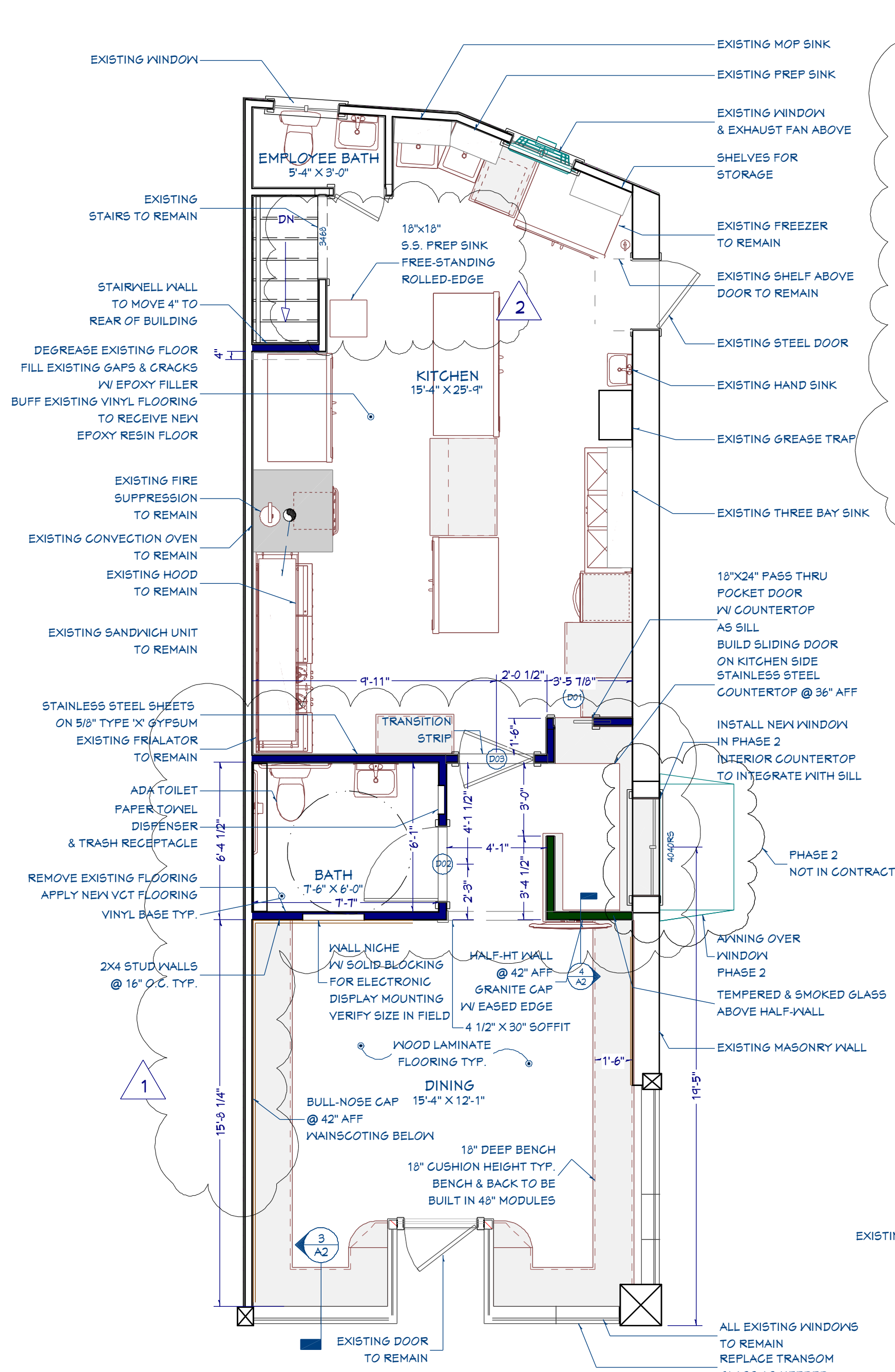
DESIGNER
DESIGN SOLUTIONS, INC.
24 ACADEMY ST.
ARLINGTON, MA 02476
784-640-5546

TITLE
COVER PAGE

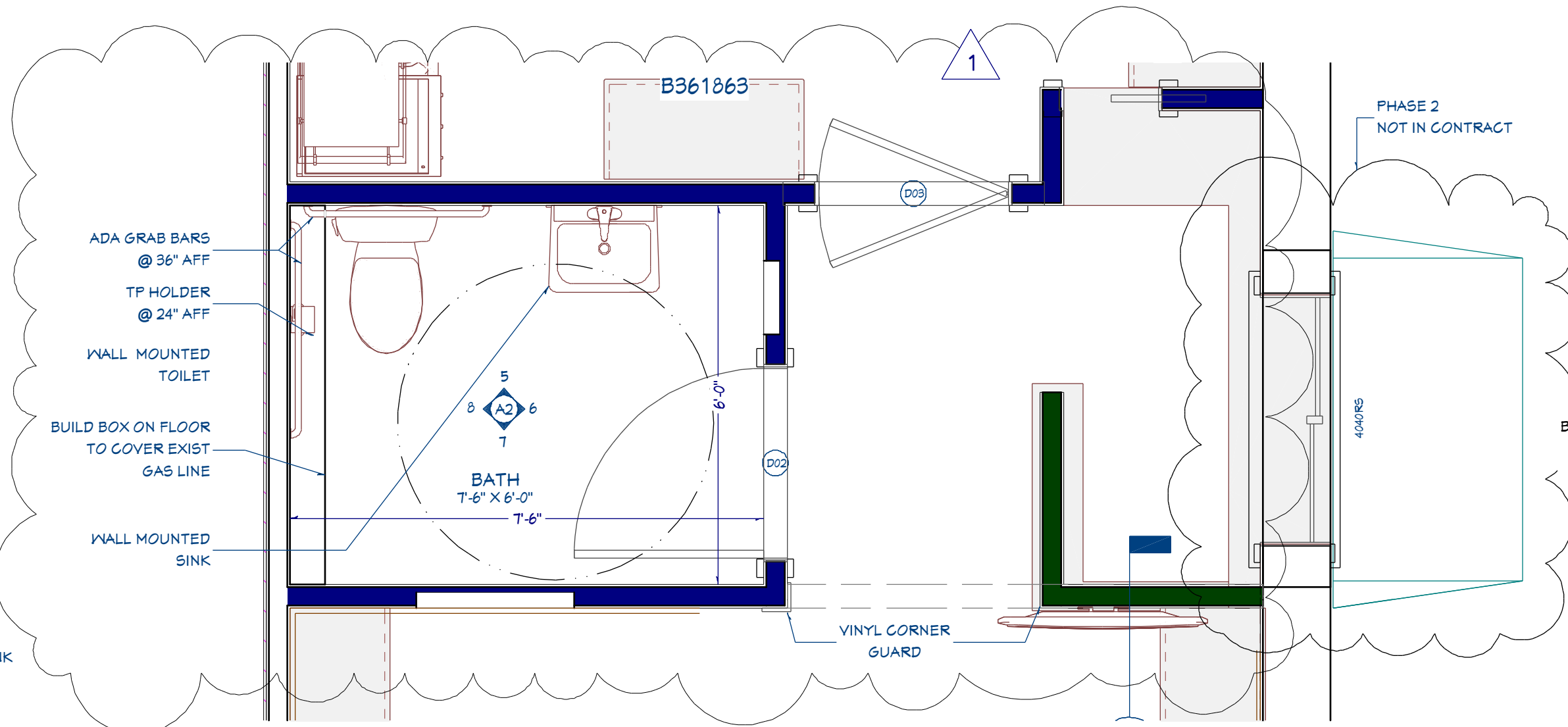
OWNER
LOBSTAH ON A ROLL
478 MASSACHUSETTS AVE
ARLINGTON, MA 02474

DATE
10/12/17

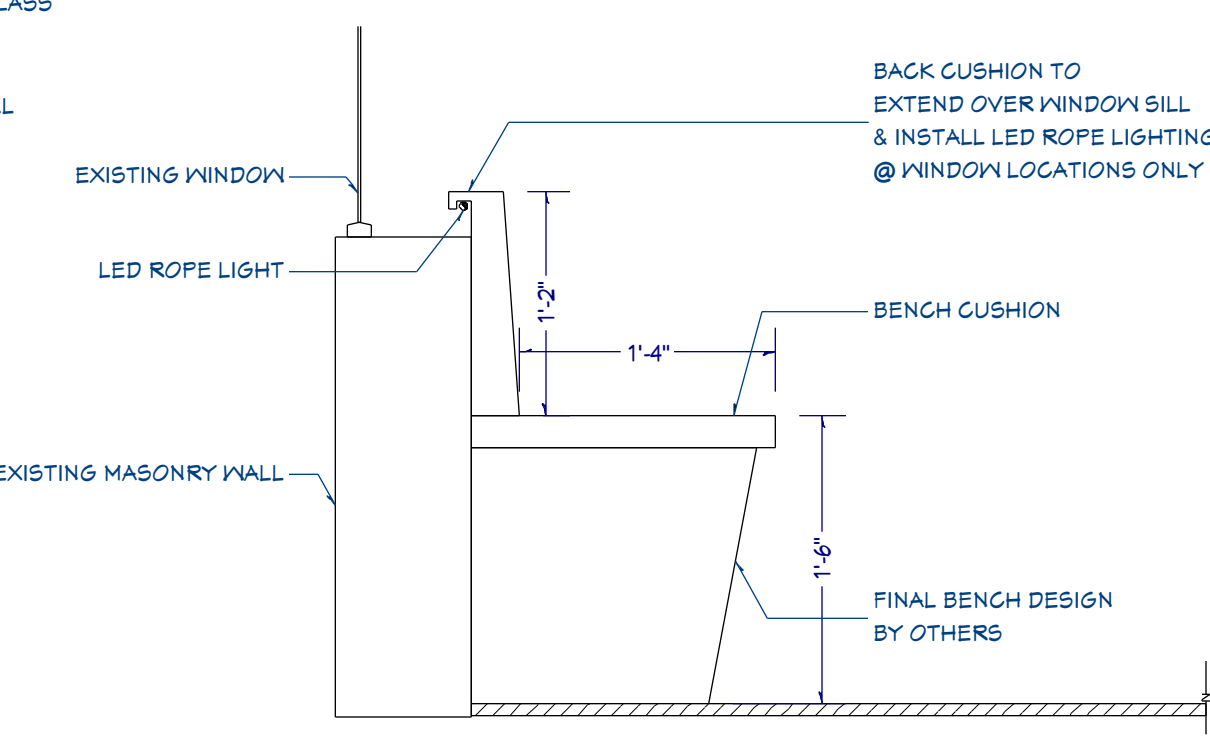
A1



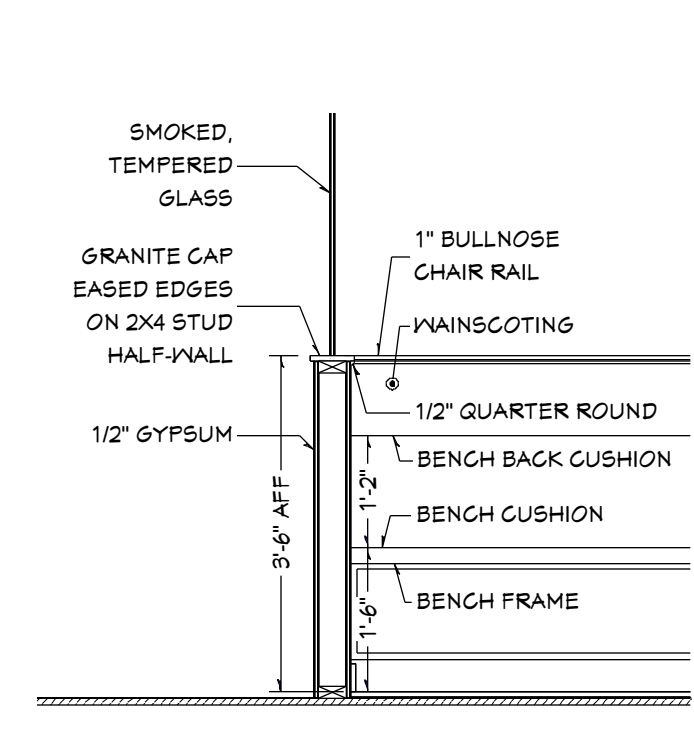
1 FLOOR PLAN
A2 SCALE: 1/4" = 1'-0"



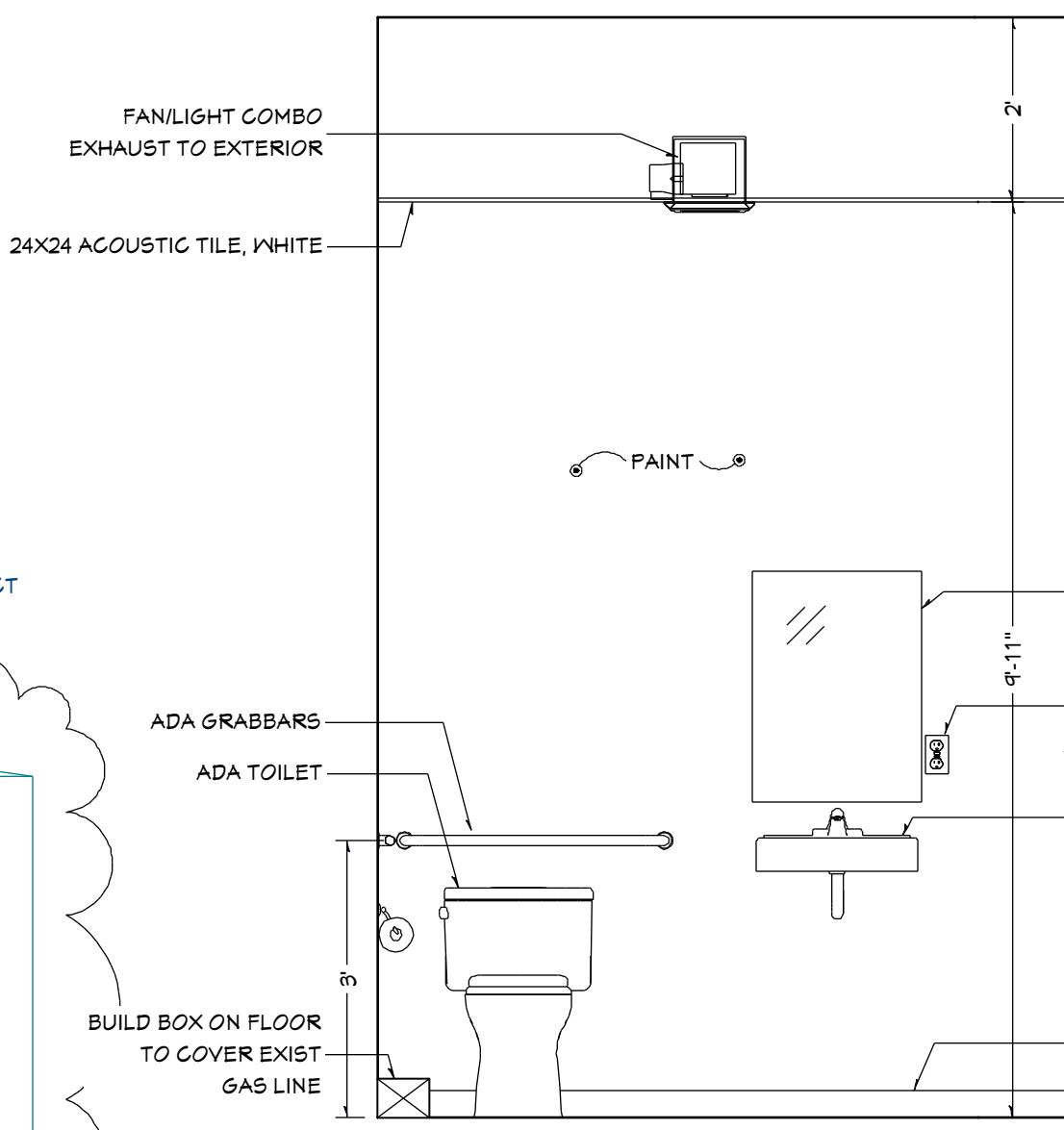
2 BATHROOM DETAIL FLOOR PLAN
A2 SCALE: 1/2" = 1'-0"



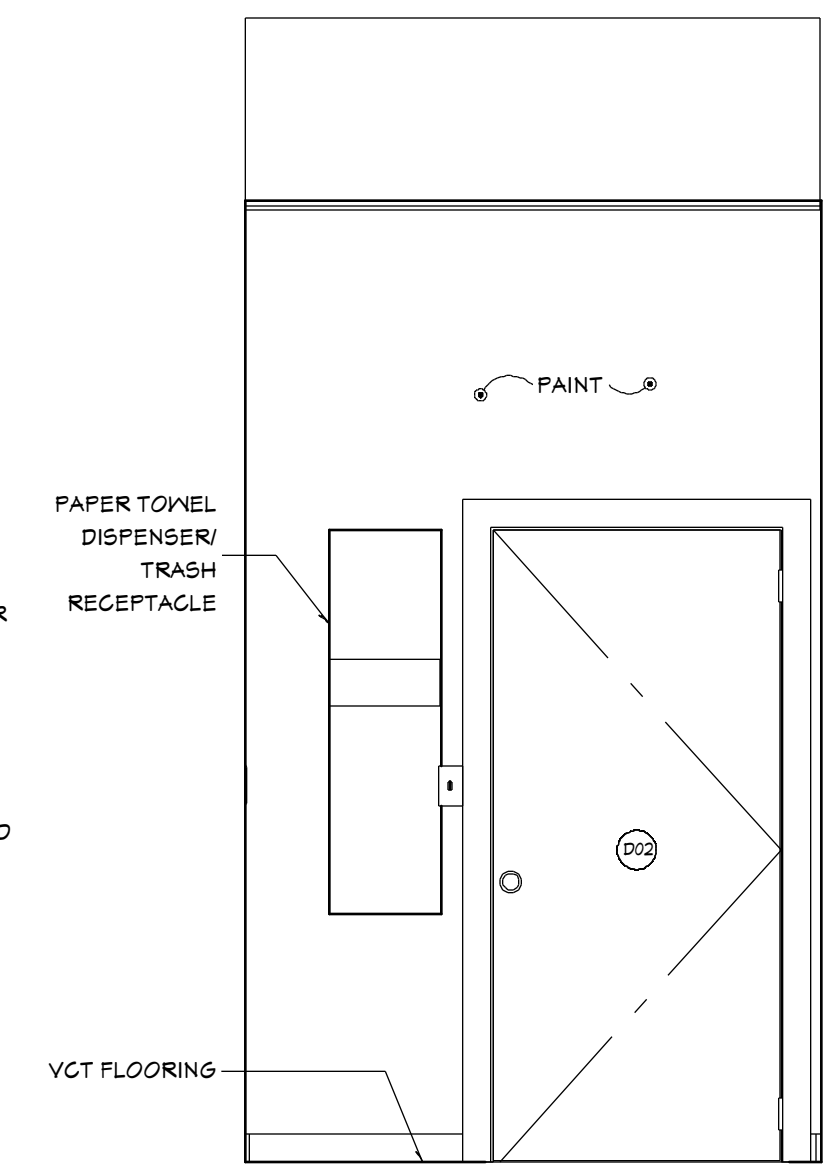
3 BENCH SECTION
A2 SCALE: 1" = 1'-0"



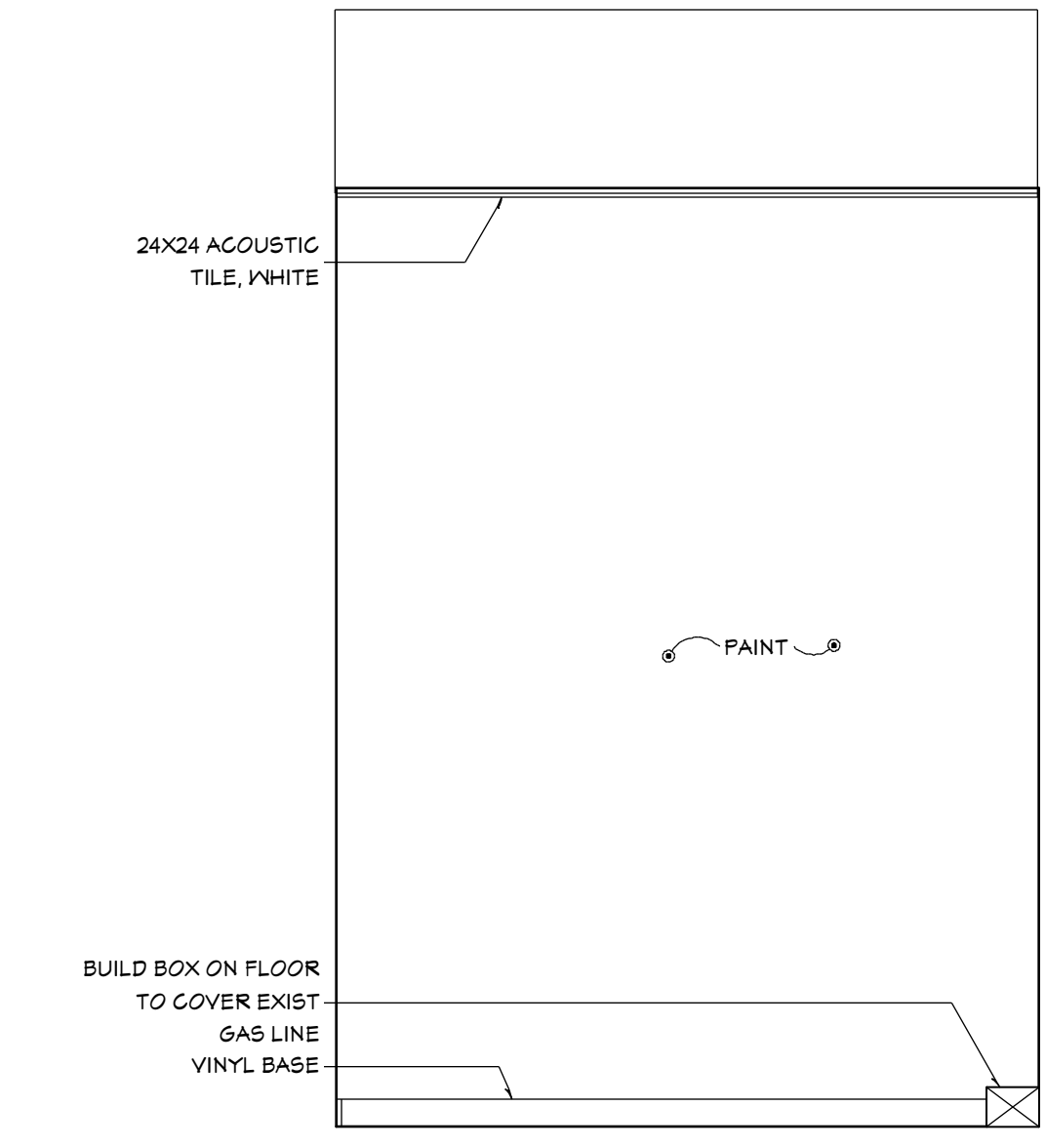
4 WAINSCOTING/HALF-WALL DETAIL
A2 SCALE: 1" = 1'-0"



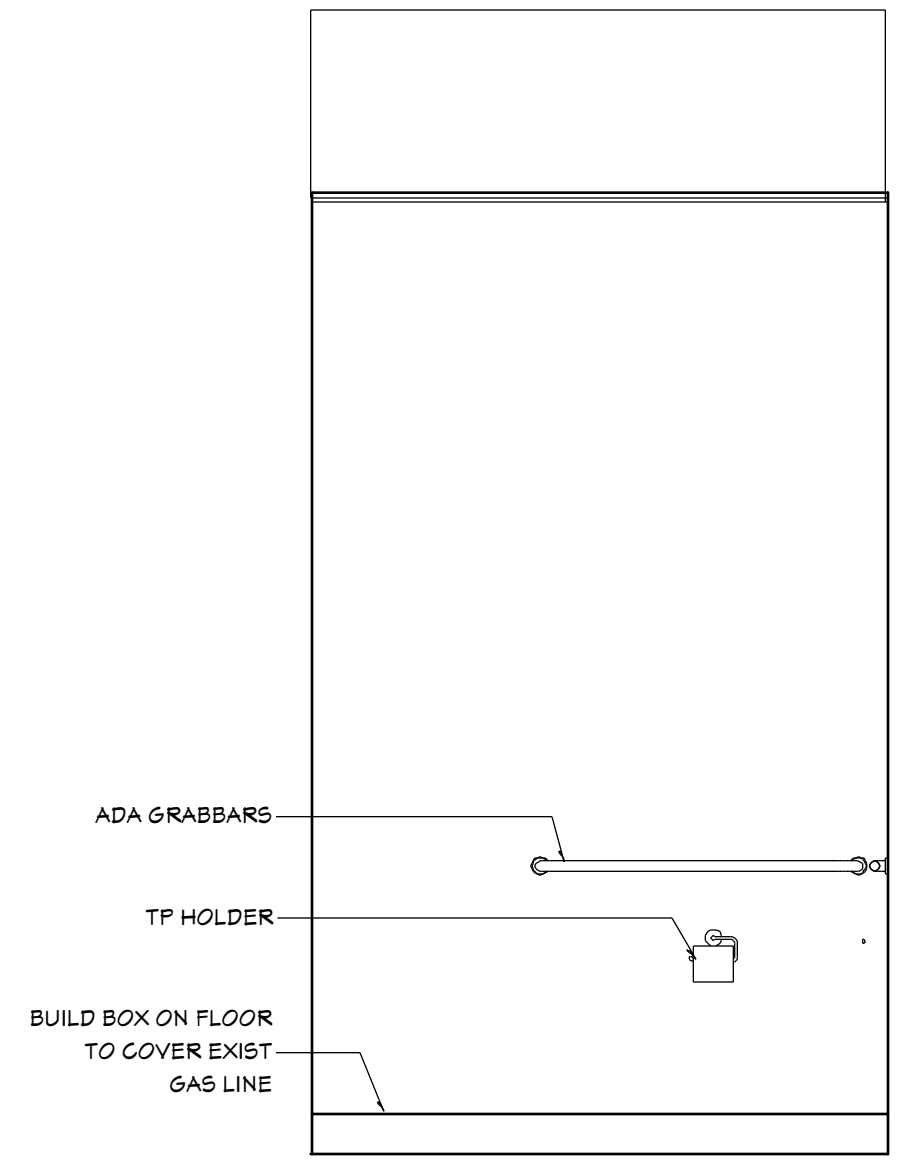
5 BATH ELEV. I
A2 SCALE: 1/2" = 1'-0"



6 BATH ELEV. II
A2 SCALE: 1/2" = 1'-0"



7 BATH ELEV. III
A2 SCALE: 1/2" = 1'-0"



8 BATH ELEV. IV
A2 SCALE: 1/2" = 1'-0"

| DOOR SCHEDULE | | | | | |
|-------------------------------------------------------------------------------------------------------------------|-----|------------|-------------|-----------|-----------------------|
| NUMBER | QTY | FLOOR SIZE | DESCRIPTION | FIRE CODE | MANUFACTURER COMMENTS |
| D01 | 1 | 1 | 1620 L | | POCKET-SLAB |
| D02 | 1 | 1 | 3066 L IN | | HINGED-SLAB |
| D03 | 1 | 1 | 3066 L IN | | HINGED-DOOR E03 |
| PASS-THRU OAK VENEER, SOLID WOOD CORE DOOR, PAINTED, PRIVACY LOCK, SATIN NICKEL HARDWARE PROVIDE KICK STOPS | | | | | |

DOOR SIZES AND DIMENSIONS TO BE VERIFIED BY CONTRACTOR AND DOOR
REP PRIOR TO ORDERING AND INSTALLING
DOOR SINKING AND TYPE INDICATED IN SIZE COLUMN:
"L" = LEFT SINKING
"R" = RIGHT SINKING
"IN" = INTERIOR DOOR
"EX" = EXTERIOR DOOR
SIZES SHOWN ARE GIVEN AS WIDTH/HEIGHT AND FEET-INCH MEASUREMENTS.
FOR EXAMPLE A DOOR SIZE 2865 IS 2'-8" WIDE AND 6'-8" TALL DOOR.

| Revision Table | | | |
|----------------|----------|------------|------------------------|
| Number | Date | Revised By | Description |
| 1 | 10/16/17 | TDS | REV. BATH & DOOR SIZES |
| 2 | 12/7/17 | TDS | ADDED PREP SINK |
| | | | |
| | | | |
| | | | |

CONTRACTOR
RIGIGO SAAR
508-333-4169

DESIGNER
DESIGN SOLUTIONS, INC.
24 ACADEMY ST.
ARLINGTON, MA 02476
784-640-5546

TITLE
FLOOR PLANS & DETAILS

OWNER
LOBSTAH ON A ROLL
418 MASSACHUSETTS AVE
ARLINGTON, MA 02474

DATE
10/12/17

A2

- LINEAR LIGHTING

PENDANT CHANDELIER

RECESSED CAN LIGHT

PENDANT LIGHTING

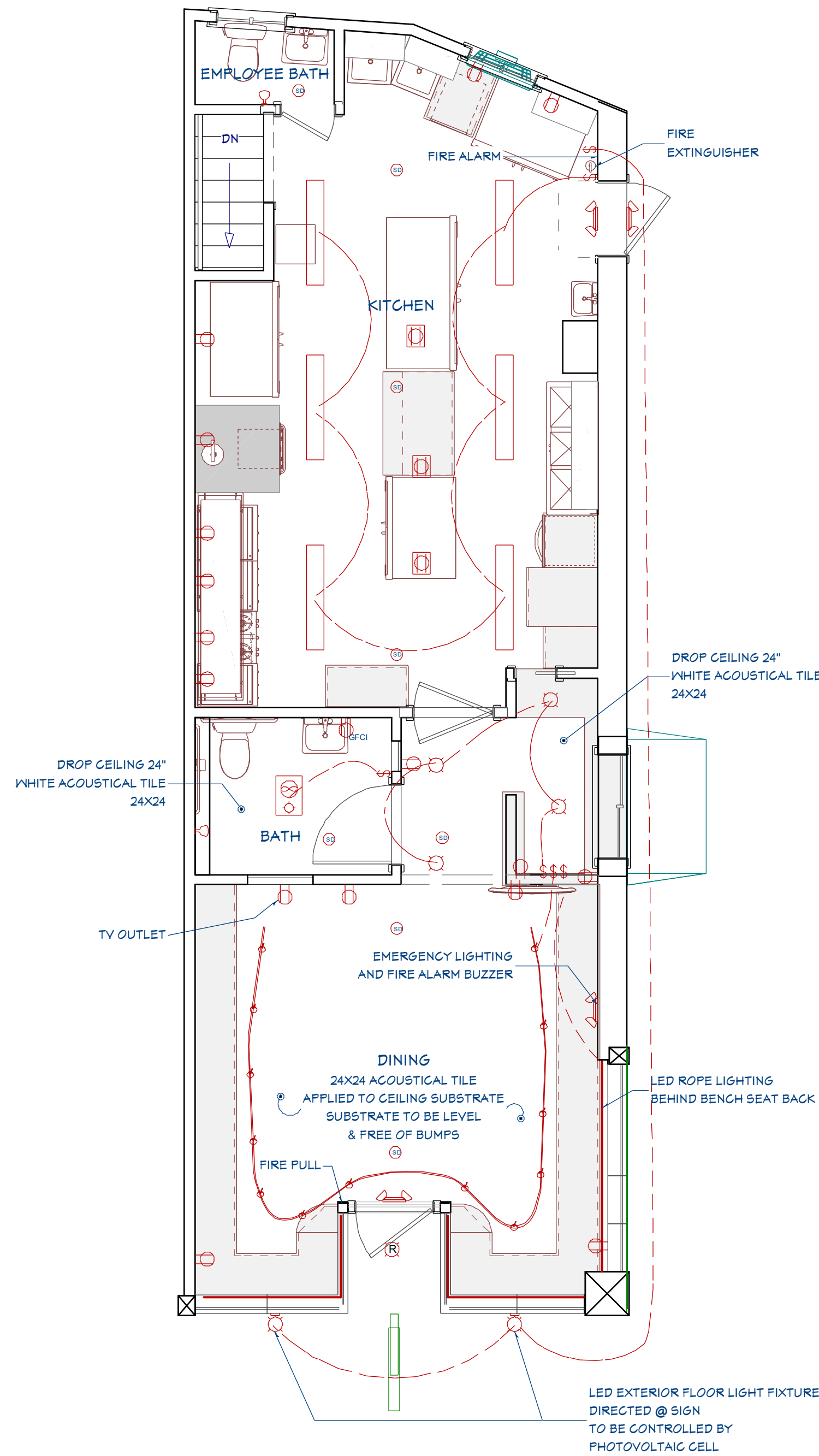
EMERGENCY EXIT BACKLIT SIGN WITH EMERGENCY LIGHTING

EMERGENCY LIGHTING-DOUBLE HEAD

EMERGENCY LIGHTING-SINGLE HEAD

BATTERY-BACKUP SMOKE DETECTOR W/ STROBE LIGHT

FLOOR-MOUNTED RECEPTACLE



1 REFLECTED CEILING PLAN
A3 SCALE: 1/2" = 1'-0"

- 1 60" CHEF BASE

2 EXISTING FRIALATOR

3 24" FOUR BURNER RANGE

4 18" GRIDDLE

5 24" CHARBROILER

6 EXISTING CONVECTION OVEN

7 TWO DOOR REFRIGERATOR

8 EXISTING MOP SINK (REPLACE)

9 EXISTING PREP SINK

10 ICE MAKER

11 48" WORK TOP FREEZER

12 EXISTING HAND SINK

13 EXISTING GREASE TRAP

14 EXISTING 3-BAY SINK

15 DISH WASHER

16 DISPLAY REFRIGERATOR

17 18" SHELVING UNIT

18 36" SHELVING UNIT

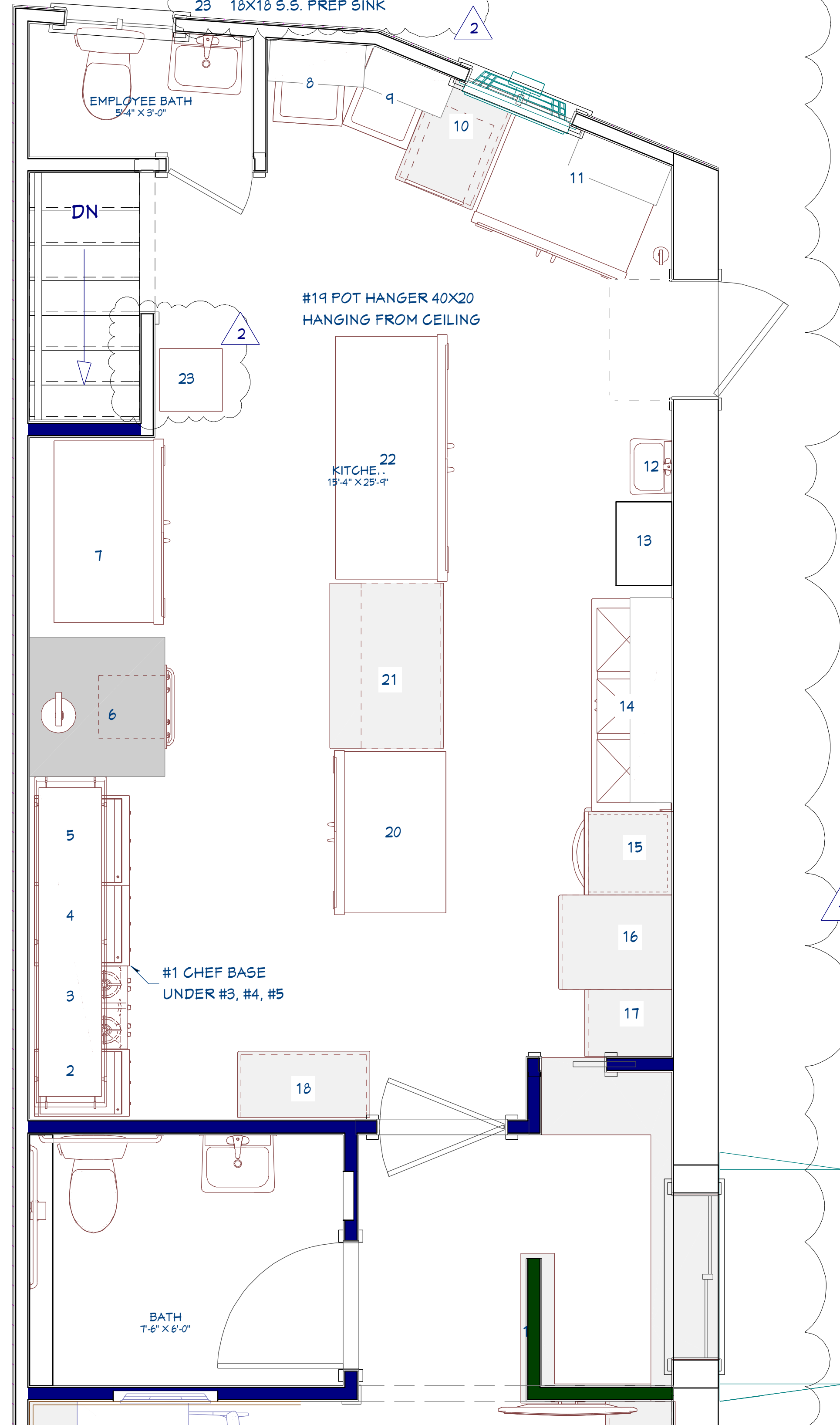
19 OVERHEAD HANGING POT RACK

20 EXISTING SANDWICH UNIT

21 3-BAY STEAM TABLE WITH OVERHEAD SHELVES

22 12" WORK TOP REFRIGERATOR W/ #19 OVER HEAD

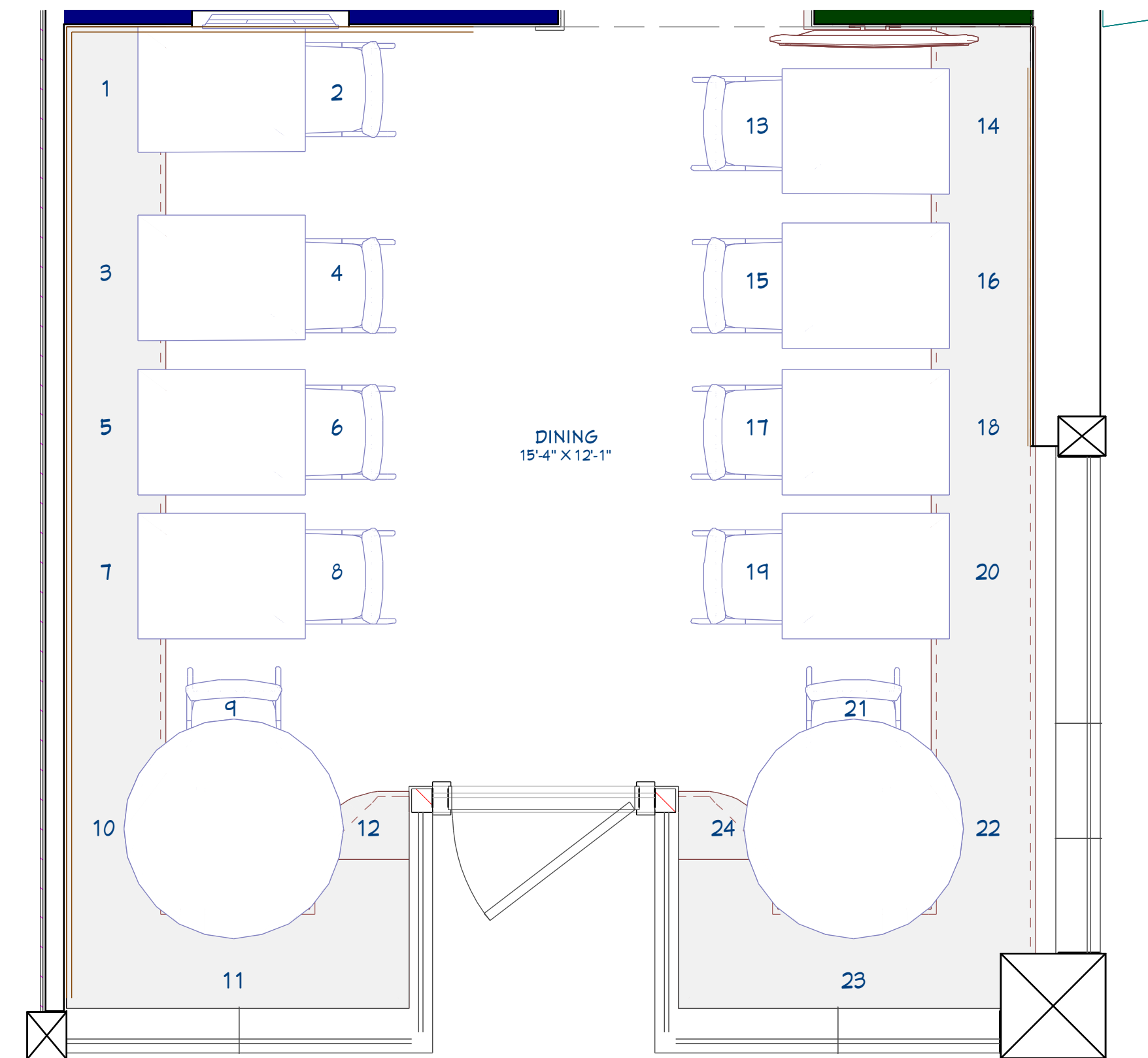
23 18X18 S.S. PREP SINK



2 EQUIPMENT LAYOUT PLAN
A3 SCALE: 1/2" = 1'-0"



SAMPLE: EQUIPMENT #23 ADDITIONAL S.S. PREP SINK



3 DINING ROOM SEATING PLAN FOR 24 SEATS
A3 SCALE: 1/2" = 1'-0"

| Revision Table | | | |
|----------------|----------|------------|-------------------|
| Number | Date | Revised By | Description |
| 1 | 10/25/17 | TDS | REV EQUIP. LAYOUT |
| 2 | 12/7/17 | TDS | ADDED PREP SINK |
| | | | |
| | | | |
| | | | |

OWNER

LOBSTAH ON A ROLL

418 MASSACHUSETTS AVE

ARLINGTON, MA 02474

DESIGNER

DESIGN SOLUTIONS, INC.

24 ACADEMY ST.

ARLINGTON, MA 02476

784-640-5546

CONTRACTOR

RIGIGO SAAR

508-333-4769

DATE

10/12/17

A3



Town of Arlington, Massachusetts

Adjourn

Summary:

7:45 p.m.

Adjourn