



PLANNING & COMMUNITY  
DEVELOPMENT

2018 MAY -5 A 9:28

June 13, 2018

Town of Arlington  
Redevelopment Board  
730 Massachusetts Avenue  
Arlington, MA 02476

To the members of the Redevelopment Board of the Town of Arlington,

Please accept this letter and attached exhibits as formal notice of a request by Leader Bank, N.A. (hereinafter, "Leader") to the Redevelopment Board of the Town of Arlington ("Board"), pursuant to M.G.L. Ch. 40A §16, to allow Leader to submit a new application for a sign at 180 Massachusetts Avenue with significant and material changes to its previous request, notwithstanding the Board's Decision filed with the Town Clerk on June 1, 2018 in the matter of Docket #2644, 180 Massachusetts Avenue (hereinafter, the "Decision"), a copy of which is attached hereto as Exhibit "A."

The Decision rendered by the Board regarding Leader's application to replace a sign at 180 Massachusetts Avenue under a Special Permit to allow Signs in the B-3 village business zone and under 11.06 Environmental Design Review was made pursuant to Section 7 of the Regulations for Environmental Design Review (specifically, that the "size, location, design, color, texture, lighting and materials of proposed signs detracted from the use and enjoyment of the building"), and that "supplemental application requests made by the Board were not fulfilled."

The design which received an unfavorable decision by the Board consisted of illuminated channel letters spelling "Leader Bank" with a width of 16' and 9" and a height of 22" above illuminated channel letters spelling "CORPORATE HEADQUARTERS" with a width of 16' and 9" and a height of 10," located on the lower middle façade of 180 Massachusetts Avenue. Below the illuminated channel letters spelling "CORPORATE HEADQUARTERS" are three aluminum numerals ("180") with a height of 22", suspended above the main entrance doorway. The aforementioned design which had received an unfavorable decision is attached hereto as Exhibit "B."

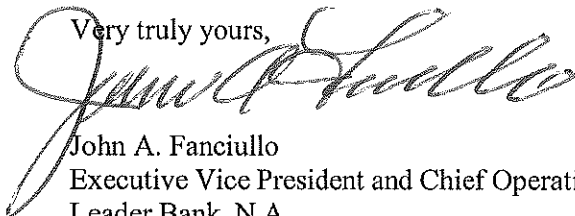
In consideration of the Board's unfavorable decision and in careful contemplation of its recommendations, Leader requests permission to file a new application to this Board for a sign with two proposed alternative designs for its sign, which shall make specific and material changes to Leader's previous application documents to address the reasons set forth by the Board for the denial of Leader's original request as set forth in the Decision. Upon request of the Board, Leader is prepared to provide copies of these alternative designs to the Board at the hearing held on this request and can outline the specific and material changes on the record at that time. Upon the Board's consent to this request, Leader shall immediately file all necessary permitting documents for its proposed revised designs. Please know that it has always been an important part of Leader's mission to be an active and involved member of the community of Arlington, and we look forward to continuing that mission.

\* \* \* \* \*



Given that Leader intends to make significant and material changes to its request in its next application, we respectfully ask that this request pursuant to M.G.L. ch. 40A: § 16 be placed on the docket at the next meeting of the Town of Arlington Redevelopment Board on June 18, 2018, and that the Board approve this request. Until that time, I am available to answer any questions that the Board may have regarding this request. I can be reached at 781-641-7555.

Very truly yours,



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

Attachments

cc: Sushil K. Tuli, President and Chief Executive Officer  
Brook L. Ames, Esquire, General Counsel  
Jennifer Raitt, Director, Town of Arlington Planning and Community Development

Exhibit “A”



TOWN CLERK'S OFFICE  
100 N. MAIN ST.  
ARLINGTON, MA 02474

2018 JUN -1 AM 11:16

RECEIVED

## ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts  
Middlesex, ss

DOCKET NO. 2644

DECISION  
Special Permit Under  
ENVIRONMENTAL DESIGN REVIEW

Applicant: Leader Bank, 180 Massachusetts Avenue, Arlington, Massachusetts 02474  
Property Address: 180 Massachusetts Avenue, Arlington, Massachusetts 02474

Date of Hearing: March 19, 2018 and continued to May 7, 2018.  
Date of Decision: May 7, 2018

20 Day Appeal Period Ends: June 17<sup>22</sup>, 2018 JR

Members  
Approved

*Kh*

*Eugene B. Benson*  
*David M. Wat*

Opposed

*[Signature]*

*Stephanie L. Lucarelli*  
Town Clerk's Certification

*June 1, 2018*  
Date



TOWN CLERK'S OFFICE  
100 N. MAIN ST. 3RD FL.  
ARLINGTON, MA 02476

2018 JUN -1 AM 11:16

## **Town of Arlington, Massachusetts**

### **Redevelopment Board**

730 Massachusetts Avenue, Arlington, Massachusetts 02476

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### **DECISION OF THE BOARD**

**Environmental Design Review Docket #2644**

**180 Massachusetts Ave, Arlington, MA 02474**

**Leader Bank**

**May 21, 2018**

This Decision applies to the Special Permit application filed by Leader Bank to replace a sign at 180 Massachusetts Avenue. The project needed a Special Permit to allow Signs (Section 7) in the B-3 village business zone and under 11.06 Environmental Design Review (EDR) because of its location on Massachusetts Avenue. A public hearing was held on March 19, 2018 and continued to May 7, 2018.

#### **Materials submitted for consideration of this application:**

Application for EDR Special Permit, Sign Permit Application dated January 18, 2018, and letter from Batten Bros. Sign Advertising dated February 16, 2018 with Wall Sign and Cabinet Wall Sign plans details dated October 11, 2017 and October 20, 2017. Wall Sign options amended on April 24, 2018.

Supplemental application requests made by the Board were not fulfilled, specifically demonstration of approval of the sign plans by the Condominium Association at 180 Massachusetts Avenue.

The following criteria have been met, per Section 10.11, Arlington Zoning Bylaw:

**1. Section 10.11a-1**

The commercial use is allowed in the B-3 zone. The Board finds that this condition is met.

**2. Section 10.11a-2**

The use is desirable to the public. The Board finds that this condition is met.

**3. Section 10.11a-3**

The use will not create undue traffic congestion, or unduly impair pedestrian safety. The Board finds that this condition is met.

4. Section 10.11a-4

The use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that any surrounding 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. The Board finds that this condition is met.

5. Section 10.11a-5

Any special regulations for the use set forth in Article 11. All such regulations are fulfilled.

6. Section 10.11a-6

The use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare. The Board finds that this condition is met.

7. Section 10.11a-7

The use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood. The Board finds that this condition is met.

I. **Application of Environmental Design Review Standards (Zoning Bylaw, Section 11.06)**

1. EDR-1 Preservation of Landscape

There will be no changes to the landscape as a result of this proposal. The Board finds that this condition is met.

2. EDR-2 Relation of the Building to the Environment

There will be no physical alterations to the exterior of the building. The Board finds that this condition is met.

3. EDR-3 Open Space

There will be no changes to the open space as a result of this proposal. The Board finds that this condition is met.

4. EDR-4 Circulation

Circulation patterns will not change as a result of this proposal. The Board finds that this condition is met.

5. EDR-5 Surface Water Drainage

There will be no changes to the exterior of the building or surface water run-off as a result of this proposal. The Board finds that this condition is met.

6. EDR-6 Utilities Service

There will be no changes to the utility service as a result of this proposal. The Board finds that this condition is met.

**7. EDR-7 Advertising Features**

The existing signage that this proposal would replace on the Massachusetts Avenue façade of this location was not permitted. Businesses in a B3 village business zone are allowed one permanent wall sign for each street or parking lot frontage of each establishment. The maximum allowable size of a wall sign is four feet in height. The proposed sign on the façade of the building is 4'-11" tall by 19'-11" wide (97.92 sf). The proposed sign would feature non-exposed LED lighting.

There is no existing signage on the Egerton Road façade of the building. The proposed signage on this façade is 3' tall by 6' wide (18 sf). The proposed sign would feature non-exposed LED lighting. The proposed signage on the Egerton Road façade is in compliance with zoning.

The proposed signage for the Massachusetts Avenue façade of the building was not in compliance with the Town's Zoning Bylaw in a B3 village business zone. Further the Board determined that the signage location, design, color, texture, lighting and materials of the proposed sign detracted from the use and enjoyment of the building.

The Board finds that this condition is not met.

**8. EDR-8 Special Features**

No changes are proposed. The Board finds that this condition is met.

**9. EDR-9 Safety**

No changes are proposed. The Board finds that this condition is met.

**10. EDR-10 Heritage**

The building is located in the Arlington Center National Register Historic District, and any proposal approved by this board would need further approval from the Arlington Historical Commission. The Board finds that this condition is met.

**11. EDR-11 Microclimate**

No changes are proposed. The Board finds that this condition is met.

**12. EDR-12 Sustainable Building and Site Design**

No changes are proposed. The Board finds that this condition is met.

The Board moved Docket #2644 on May 7, 2018 resulting in denial because the motion failed due to the following:

1. EDR Section 7 Signs – the size, location, design, color, texture, lighting and materials of proposed signs detracted from the use and enjoyment of the building.
2. Supplemental application requests made by the Board were not fulfilled.



**Town of Arlington  
Redevelopment Board  
730 Massachusetts Avenue  
Arlington, MA 02476**

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June 1, 2018

**Decision,  
Docket #2644  
180 Massachusetts Avenue**

This Decision applies to the Special Permit application filed by Leader Bank to replace a sign at 180 Massachusetts Avenue. The project needed a Special Permit to allow Signs (Section 7) in the B-3 village business zone and under 11.06 Environmental Design Review (EDR) because of its location on Massachusetts Avenue. A public hearing was held on March 19, 2018 and continued to May 7, 2018.

VOTE: The ARB moved Docket #2644 on May 7, 2018 resulting in denial because the motion failed due to the following:

1. EDR Section 7 Signs – the size, location, design, color, texture, lighting and materials of proposed signs detracted from the use and enjoyment of the building.
2. Supplemental application requests made by the Board were not fulfilled.


Appeals from this decision, if any, must be made pursuant to Chapter 40A, § 17 of the Massachusetts General Laws and must be filed within twenty (20) days after the date of the filing of this decision in the Office of the Town Clerk.

Andrew Bunnell, Chair  
Arlington Redevelopment Board



Exhibit “B”

<b>BATTEN BROS.</b> Sign Advertising 693 MAIN STREET, WAREFIELD, MA 01860 (781) 246-4800		Date: 4/24/18 Sketch #: 57705	File Name: Leader Bank Corporate Headquarters.cdr
Project: Leader Bank Salesman: Rich Designer: Ronold	Scale: 3/4"=1'-0" Project: Leader Bank	Location: Corporate Headquarters 180 Mass Ave., Arlington, MA	Job Description: Wall Sign
Project: Leader Bank Salesman: Rich Designer: Ronold		Location: Corporate Headquarters 180 Mass Ave., Arlington, MA	Job Description: Wall Sign



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

36.8'

22'

16'-9"

22'

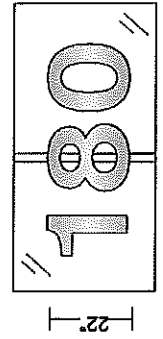
# Leader Bank

## CORPORATE HEADQUARTERS

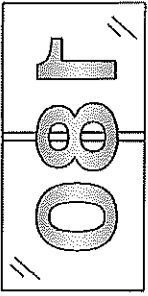
ILLUMINATED CHANNEL LETTERS ON RACEWAY SCALE 3/8"=1'-0"

- 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



INSIDE GLASS - BACKS

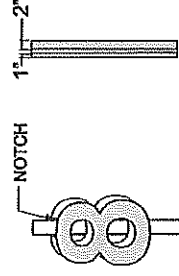


OPTION #3

INSIDE GLASS - BACKS

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

SIDE VIEW



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