

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
JANUARY 9, 2020**

Town of Bedford
Bedford Town Hall
Lower Level Conference Rom

PRESENT: Angelo Colasante, Acting Chair; Carol Amick, Clerk; Robert Kalantari; Kay Hamilton

ABSENT: Todd Crowley, Chair; Jeffrey Dearing; John Hadden

GUESTS: Jeffrey Cohen, Planning Board Liaison

Mr. Colasante introduced himself as Acting Chair and read the emergency evacuation notice. The Zoning Board of Appeals (ZBA) members and assistant introduced themselves.

PRESENTATION: Ms. Amick read the notice of the hearing.

PETITION #015-20 – UCB Biosciences, Inc., at 3 Preston Court, seeks a Special Permit per Article 39.4 Section 5A(7)(a) of the Sign Bylaw to install wall sign above first floor of building, and seeks a Special Permit per Article 39.5 Section 1 of the Sign Bylaw to illuminate wall sign.

Mr. Colasante stated that only four members were present tonight, which was enough to constitute a quorum; however, any vote taken would need to be unanimous. He said that the applicant was free to continue to the next meeting if she wished, or could proceed tonight. The applicant agreed to move forward with the four member quorum.

Penny DePlacido, Operations Assistant for UCB Biosciences, Inc., greeted the Board and explained that she was representing the company tonight for this sign request. She stated that UCB Biosciences hoped to place an illuminated 15.5 square foot wall sign above the first floor of the building.

There was discussion about the details, dimensions, and placement of the sign. Mr. Colasante commented that the rendering of the sign did not show the proposed lighting fixture, so it was difficult for the Board to know for certain whether the light bar would be placed above the sign, and whether there would be any light overspill.

Ms. Amick noted that the Bylaw specifically stated that the sign dimensions must not exceed “ten percent (10%) of the first floor front wall area of a business.” She said that, although this was a small sign and probably fell under that requirement, the Board did not have a picture or dimensions of the front of the building to know with any certainty.

Mr. Colasante noted that the Sign Bylaw did not allow a sign to project more than six inches from the wall; he asked how the sign would be mounted. Ms. DePlacido replied that she was not entirely sure, but the sign rendering in the application showed that it projected three inches. Mr. Colasante said that the sign itself was three inches in depth, but the application did not denote whether it was flush mounted.

After further dialogue, Ms. Amick stated that it was clear the applicant did not have all the information necessary to make a decision tonight. She suggested continuing the hearing to the next meeting date. Mr. Colasante and the other members agreed. Ms. DePlacido agreed to the continuation and said she would bring the necessary information to that meeting.

Mr. Colasante called for a motion to continue the hearing.

MOTION:

Ms. Amick moved to continue UCB Biosciences, Inc., at 3 Preston Court, seeking a Special Permit per Article 39.4 Section 5A(7)(a) of the Sign Bylaw to install wall sign above first floor of building, and seeking a Special Permit per Article 39.5 Section 1 of the Sign Bylaw to illuminate wall sign to January 23, 2020 at 7:30 PM.

Ms. Hamilton seconded the motion.

Voting in favor: Colasante, Amick, Kalantari, and Hamilton

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

BUSINESS MEETING:

December 12 Meeting Minutes

Mr. Colasante called for a motion to approve the minutes of the December 12 meeting.

MOTION:

Ms. Amick moved to approve the minutes of the December 12 meeting, as amended.

Ms. Hamilton seconded the motion.

Voting in favor: Colasante, Amick, Kalantari, and Hamilton

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

Adjournment

Mr. Colasante called for a motion to adjourn the meeting.

MOTION:

Ms. Amick moved to adjourn the meeting.

Ms. Hamilton seconded the motion.

Voting in favor: Colasante, Amick, Kalantari, and Hamilton

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

The meeting adjourned at 8:15 PM.

Angelo Colasante, Acting Chair Date

Respectfully Submitted,

Scott Gould
ZBA Assistant