



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

PLANNING & COMMUNITY
DEVELOPMENT

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

Docket No. 3722

1. Property Address 141 MASSACHUSETTS AVENUE, (EAST) ARLINGTON
Name of Record Owner(s) LEADER BANK Phone _____
Address of Owner 180 MASSACHUSETTS AVENUE, ARLINGTON, MA, 02474
Street City, State, Zip

2. Name of Applicant(s) (if different than above) ARTFX
Address 27 BRITTON DRIVE, BLOOMFIELD, CT 06002 Phone 860-242-0031
Status Relative to Property (occupant, purchaser, etc.) SIGN CONTRACTOR

3. Location of Property 141 MASSACHUSETTS AVENUE PARCEL ID: 025.0-0005-0018.0
Assessor's Block Plan, Block, Lot No.

4. Deed recorded in the Registry of deeds, Book _____, Page _____;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.

5. Present Use of Property (include # of dwelling units, if any) BANK

6. Proposed Use of Property (include # of dwelling units, if any) BANK

7. Permit applied for in accordance with 6.2.5. TABLE 10
the following Zoning Bylaw section(s) _____
_____ 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.

THE PROPOSED SIGNAGE IS AN UPDATED RE-FACE OF THE EXISTING SIGNAGE.

(In the statement below, strike out the words that do not apply)

The applicant states that LEADER BANK is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 141 MASSACHUSETTS AVENUE 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.

SHADBY KESSINA FOR ARTFX
Signature of Applicant(s)

27 BRITTON DRIVE, BLOOMFIELD, CT 06002 860-242-0031
Address Phone

2022 OCT -4 A 11: 28
PLANNING & COMMUNITY DEVELOPMENT
TOWN CLERK'S OFFICE
ARLINGTON, MA 02174
RECEIVED
2022 OCT -5 AM 10: 30



**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 OF EXISTING CONDITION (p. 1 of RENDERINGS)
- 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

Docket No. 3722

Property Location 141 MASSACHUSETTS AVENUE

Zoning District B2

Owner: LEADER BANK

Address: 180 MASSACHUSETTS AVENUE
 ARLINGTON, MA 02474

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:
SIGN!

BANK

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

BANK

SIGN: ENTRANCE ELEVATION 11.11SF (COMPASS)
MASS AVE ELEVATION 45.75SF (COMPASS + LETTERS)
 Min. or Max. 39.75SF

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

artfx



141 Massachusetts Avenue, Arlington, MA

April 22, 2022



Statements responsive to the standards of the Town of Arlington Redevelopment Board, in support of our petition for special permit under Environmental Design Review.

1. Preservation of Landscape: This is an application for signage re-facing and does not make any changes to the existing state of the existing landscape.
2. Relation of Buildings to Environment: This is an application for signage re-facing and does not make any changes to the existing harmonious relationship to the use, scale and architecture of the existing terrain.
3. Open Space: This is an application for signage re-facing and does not make any changes to the currently existing open space.
4. Circulation: This is an application for signage re-facing and does not make any changes to the existing traffic and/or existing circulation conditions.
5. Surface Water Drainage: This is an application for signage re-facing and does not make any changes to the existing surface water drainage.
6. Utility Service: This is an application for signage re-facing and does not make any changes to the existing utility service conditions.
7. Advertising Features: This is an application for signage re-facing, which provides an updated version of the existing signage. The existing channel letters are updated to now be both face-lit and halo-lit. Sizing of the new letters are same or smaller than currently existing channel letters.
8. Special Features: This is an application for signage re-facing and does not make any changes to the existing exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures.
9. Safety: This is an application for signage re-facing and does not make any changes to the existing safety conditions.
10. Heritage: This is an application for signage re-facing and does not make any changes to the existing heritage characteristics.
11. Microclimate: This is an application for signage re-facing and does not make any changes to the existing climatic characteristics.

12. This is an application for signage re-facing and does not make any changes to the existing sustainable building and site design.

ADDITIONALLY,

1. The use requested does not meet current planning & zoning square footage allowances for this sign reface.
2. The requested contemporary sign design is desirable to the public convenience and welfare in that it provides an updated design harmonious with the existing setting.
3. The updated sign design will not create any undue traffic congestion or impair pedestrian safety.
4. The updated sign design will not change nor overload any existing public water, drainage or sewer system or any other municipal system.
5. The updated sign design meets and fulfills any special regulations as may be provided in this bylaw.
6. The requested use of the updated signs will not impair the integrity or character of the district or adjoining districts, but rather enhance the integrity and character
7. The requested use of the updated signs, will not by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of the neighborhood.

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 **LeaderBank**

141 Massachusetts Avenue, Arlington, MA

September 27, 2022

1/2" Acrylic address, painted low luster dark grey and stud mounted with 1/2" spacers

2 1/2" Deep channel letters with dual lighting, Mounted to 2" deep panel(A) - see details, pg. 2&3

Panel C
- see details, pg. 2&3



Proposed - Front/Halo Channel Letters



Remove all signs, sign bands, brackets and supports

Existing



Night View



27 Britton Drive, Bloomfield, CT 06002 | 860.242.0031 | 800.466.4278 | 860.242.2898 | artfxsigns.com
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Project Name:



141 Massachusetts Avenue, Arlington, MA

Job#:

58906

Scale:

As Noted

Date:

9/27/22

Artist:

PNH

Sales Person:

PD

Page:

1

1/2" Acrylic address, painted low luster dark grey stud mounted with 1/2" spacers

2 1/2" Deep channel letters with dual lighting, Mounted to 2" deep panel(A) - see details, pg. 3



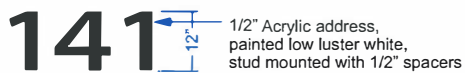
C - Trowbridge Street Elevation

B - Entrance Elevation

A - Massachusetts Avenue Elevation 39.75 Sq.Ft.

ELEVATIONS

Scale: 1/4" = 1'-0"



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2½" Deep halo logo with .063 welded aluminum returns, (right side), .125 aluminum face, painted low luster black (left side) 1/2" acrylic, shoulder cut with translucent PMS 484 red face
Internal illumination with white LEDs

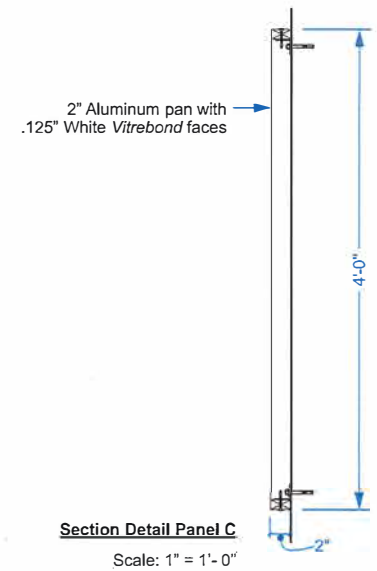
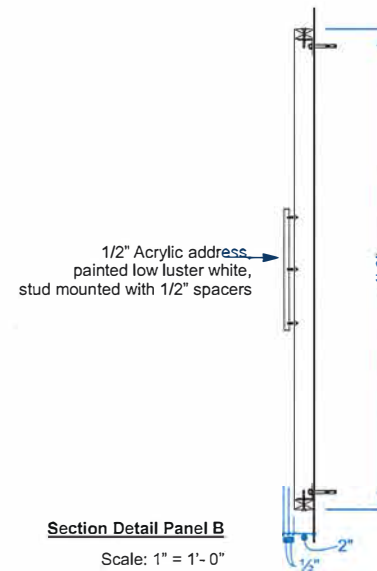
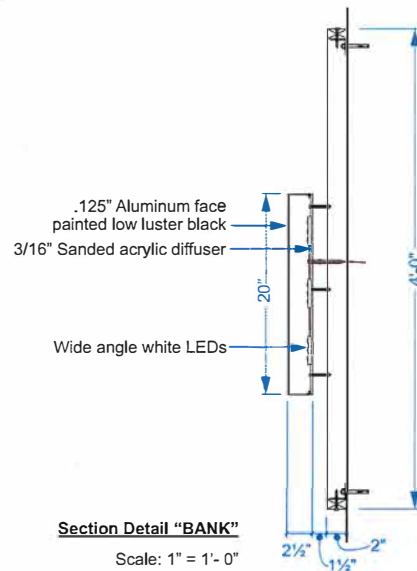
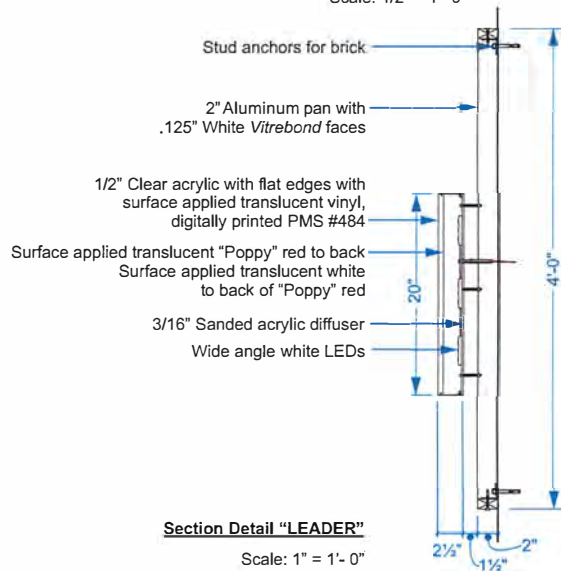
2½" Deep halo letter with .063 welded aluminum returns, 1/2" acrylic, shoulder cut with translucent PMS 484 red face
Internal illumination with white LEDs

2½" Deep halo letter with .063 welded aluminum returns, .125 aluminum face, complete letter painted low luster black
Internal illumination with white LEDs



Channel Letter/Panel A Detail

Scale: 1/2" = 1'-0"



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Page:

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STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

LAWRIN D ROSEN
23 RUNDELANE
BLOOMFIELD, CT 06002-1522

has been certified by the Department of Consumer Protection as a licensed

ELECTRICAL LIMITED CONTRACTOR

License # ELC.0194288-C7

Effective: 10/01/2021

Expiration: 09/30/2022



Michelle Seagull, Commissioner