

I hereby certify this is a True Copy of the Decision of the Arlington Redevelopment Board as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on Sept. 28, 2023 and that 20 days have elapsed after the Decision and no Appeal has been filed. ATTEST:

Date of Issue

Oct. 20, 2023

*John J. Brojele*  
Town Clerk



TOWN CLERK'S OFFICE  
ARLINGTON, MA 02178

2023 SEP 28 AM 8:58

## ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts  
Middlesex, ss

DOCKET NO. 3766

DECISION  
Special Permit Under  
ENVIRONMENTAL DESIGN REVIEW

Applicants: Triton-Arlington LLC, 397 Main St, Woburn, MA 01801

Thai Moon, 20 Deveraux St, Arlington, MA 02476

SRP Sign Corporation, 236 Pearl St, Somerville, MA 02145

Property Address: 315 Broadway, Arlington, MA

Hearing Date: September 18, 2023

Date of Decision: September 18, 2023

20 Day Appeal Period Ends: October 19, 2023

### Board Members

Approved

Opposed

Eugene Benson *Eugene B. Benson*

Kin Lau *[Signature]*

Stephen Revilak *Stephen Revilak*

Rachel Zsembery *Rachel J Zsembery*

*John J. Brojele*  
Town Clerk's Certification

10/20/23  
Date

I hereby certify this is a True Copy of the Decision of the Arlington Redevelopment Board as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on SEPT. 28, 2023 and that 20 days have elapsed after the Decision and no Appeal has been filed. ATTEST:

Date of Issue

Oct. 20, 2023

*Johanna A. Boyle*  
Town Clerk



TOWN CLERK'S OFFICE  
ARLINGTON, MA 02178

2023 SEP 28 AM 8:59

## Arlington Redevelopment Board

730 Massachusetts Avenue, Arlington, Massachusetts 02476

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### DECISION OF THE BOARD

#### Environmental Design Review Special Permit Docket #3766

315 Broadway, Arlington, MA 02474

Thai Moon

September 18, 2023

This Decision applies to Environmental Design Review Special Permit Docket #3766 granted to SRP Sign Corporation, 236 Pearl St, Somerville, MA 02145; Triton-Arlington LLC, 397 Main St, Woburn, MA 01801; and Thai Moon, 20 Deveraux St, Arlington, MA 02476, for the property at 315 Broadway, Arlington, MA, in the Village Business (B3) District and Business Sign District, to replace one existing wall sign and one existing awning. The Arlington Redevelopment Board (ARB) reviewed and approved an Environmental Design Review Special Permit in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.3, Special Permits; Section 3.4, Environmental Design Review; and Section 6.2 Signs. The Redevelopment Board held a public hearing on September 18, 2023.

VOTE: The ARB voted (4-0) to grant a Special Permit with conditions for Docket #3766 on September 18, 2023.

Materials submitted for consideration of this Decision:

- Application for EDR Special Permit;
- Photographs of existing signs;
- Dimensional information of the proposed signage; and
- Renderings of signage.

The following criteria have been met, per Section 3.3, Arlington Zoning Bylaw:

1. The applicant has a restaurant at this location in the B3 Village Business Zoning District. The signage is the subject of the special permit as required by Section 6.2, Signs.
2. A restaurant has operated at this location for many years, and the business provides a service to the community.
3. Only the signage is subject to review; it will not create undue traffic congestion or unduly impair pedestrian safety.

4. Only the signage is subject to review; it will not overload any public utilities.
5. No special regulations are applicable to the proposal.
6. The use does not impair the integrity or character of the district or the adjoining districts.
7. The use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4, Arlington Zoning Bylaw:

**1. EDR-1 Preservation of Landscape**

There will be no changes to the landscape as there are no proposed exterior alterations other than the proposed new signage.

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

There will be no changes to the exterior of the building other than the proposed new signage.

**3. EDR-3 Open Space**

There will be no changes to open space as a result of the sign proposal.

**4. EDR-4 Circulation**

There will be no changes to any circulation patterns.

**5. EDR-5 Surface Water Drainage**

There will be no changes to the exterior of the building or surface water run-off because of this proposal.

**6. EDR-6 Utilities Service**

There will be no changes to the utility service as a result of this proposal.

**7. EDR-7 Advertising Features**

The applicant proposes to replace 1 existing exterior wall sign and 1 existing awning above the storefront of the restaurant Thai Moon, located at 315 Broadway in the Village Business Zoning District (B3) and Business Sign District. A Special Permit has been requested to allow the business to install signage in excess of what is permitted. An 10.4' -wide by 1.4'-high raceway wall sign with internal LED illumination is proposed for a storefront approximately 13' wide. The channel letters would be mounted to a 4.5" panel painted to match the color of the building façade. Also, a new, non-illuminated awning sign is proposed with 12.4'-wide by 5"-high lettering.

Both signs proposed in this application exceed the maximum sign width allowed based on the width of the building element and the awning face. The total sign area is within the allowable square footage. The location of the signage will not change, and the proposed signage is smaller in area than the existing signage of the former restaurant at this location. Per Section 6.2.2.C.(1), the ARB may grant a Special Permit to allow signs of greater size and/or in a location other than what is allowed by section 6.2, "provided the architecture of the building, the location of the building relative to the street, or the nature of the use being made of the building is such that an additional sign or signs of a larger size should be allowed in the public interest ."

**8. EDR-8 Special Features**

No changes are proposed.

**9. EDR-9 Safety**

No changes are proposed.

**10. EDR-10 Heritage**

The property at 315 Broadway is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*.

**11. EDR-11 Microclimate**

This use will not impact the microclimate.

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

No changes are proposed to the building or site.

**Findings**

The ARB made the following findings in this Decision:

1. The retail and commercial use of the building is supportive of Board and Town economic development goals such that allowing a sign to be installed across more of the sign band than is otherwise allowed, is in the public interest consistent with Section 6.2 of the Zoning Bylaw.
2. The project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.
3. The project is consistent with decision criteria for a Special Permit set forth in Section 3.3.3 of the Zoning Bylaw.
4. The proposed wall sign and awning sign are consistent with decision criteria for a Sign Special Permit set forth in Section 6.2.2.C.(1) of the Zoning Bylaw.

The project must adhere to the following general conditions:

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the ARB.
2. The ARB maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions, or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

The project must adhere to the following specific conditions:

1. The applicant must remove the gooseneck lamps above the storefront and the associated conduit, and patch and repair the façade before installing the new wall sign.