



TOWN OF WARE

Planning & Community Development

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Zoning Board of Appeals

Meeting Minutes from **Wednesday, February 22, 2017**

Board of Selectmen's Meeting Room, 126 Main Street, Ware, MA 01082

- Board members present:** Chuck Dowd, Greg Eaton, Lew Iadarola (Chairman), George Staiti (Alternate), David Skoczylas (Alternate)
- Board members absent:** Phil Hamel
- Staff present:** Rubén Flores-Marzán, Director
Judi Mosso, Assistant to the Director
- Public in attendance:** (as taken from observation and the sign-in sheet):
Kevin Gray, Doug Harvey, Stephen Walters, Reid Jeffrey, Liam Flynn, Marcia Flynn, Stuart Beckley, Kayla Adams, Michael Rose, Vance Chatel, Jim Russell (Press: *The Republican*)

Chairman opened the meeting at 7:00 p.m.

Ms. Flynn introduced the Boys Scouts Troop members who are studying civics and communication.

1. Administrative
 - a. Approval of Minutes from December 15, 2016 – **Motion** by G. Eaton to accept the minutes as presented. Seconded by D. Skoczylas. So voted 5/0/0.
 - b. CPTC conference – Most members of the Board and J. Mosso are planning on attending this year. J. Mosso will coordinate carpooling.
 - c. Board member vacancy – J. Mosso will produce a flyer advertising for the open seat on the Board, and distribute to all informational outlets. C. Dowd will help distribute as well.
2. Variance (V-2017-01), Charter Foods North, LLC (Taco Bell), 118 West Street Signage

Hearing opened at 7:06 p.m. and the Chairman appointed ZBA Alternates David Skoczylas and George Staiti to the case. Introductions were made, the Chairman gave an overview of the hearing procedure, he then read the legal ad into record. No comments were provided by other departments. Application is for a variance under Section 6.5.7.A of the Zoning Bylaw for a second freestanding sign, a larger-than-allowed primary sign; and a larger-than-allowed secondary wall sign.

Comments from applicant

- Mr. Mike Rose described the project and stated that Charter Foods, North (CFN) wants consistency with their other, modernized signs in the region.
- The wall sign is made up of three elements: a bell, words, and a wave. The pylon sign is for consistency and uniformity and it would be placed closer to the restaurant than the current pylon sign.

Discussion with ZBA

- Three elements of one sign or three separate signs
- Regional consistency differs among franchise owners
- Pylon sign should display all businesses in that plaza
- Numbers of businesses currently on site and what the bylaw allows
- Would CFN consider removing the wave element of the sign
- ZBA would like to maintain existing standards
- Discussion of dimensions of all elements; one pylon with “anchor” signage similar to Gibbs Crossing

Further discussion

- Would consider withdrawing the pylon sign portion of the application
- A member of the public stated that a Taco Bell restaurant would bring more business to town.

Motion by C. Dowd to withdraw without prejudice the pylon sign and wave element portions of the application V-2017-01. Seconded by G. Eaton. So voted 5/0/0.

Motion by D. Skoczylas to grant the variance for V-2017-01 noting that the applicant withdrew the pylon sign and wave element portions of the application. Seconded by G. Staiti. So voted 5/0/0.

Public hearing was closed at 8:15 p.m.

3. Adjourn – **Motion** by G. Staiti to adjourn the meeting at 8:21. Seconded by D. Skoczylas.

Documents reviewed at meeting:

Minutes from December 15, 2016

Variance application and related materials (V-2017-01)

Documents received at meeting:

none

*Respectfully submitted by
Judi Mosso, MPA, Assistant to the Director*

Minutes approved on _____

Lew Iadarola _____

Phil Hamel _____

Chuck Dowd _____

Greg Eaton _____

George Staiti _____

David Skoczylas _____