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**Plainville Zoning Board of Appeals
Minutes of 08/16/2022**

2022 OCT 19 AM 8:52

A meeting of the Plainville Zoning Board of Appeals (ZBA) was held on 08/16/2022. The meeting was held at the Plainville Town Hall. The meeting was opened at 6:00 pm and was recorded.

Board members present:

Allegra Almeida, Richard Guillette, Raymond Loughlin, William Mackie, Philip Sibilgia.

Board members absent/late:

Scott Tagen (associate)

Staff: Chris Yarworth

Meeting status: New Public Hearing

Time: 6:00 p.m.

Project: 109 Washington Street – Carroll Advertising

The application to replace an existing static billboard with a new digital billboard of smaller size, and to provide any additional zoning relief as may be determined necessary during the public hearing for the work shown on the submitted plans. The parcel is located at 109 Washington Street, Plainville, (Plainville Assessors Plat 7 Lot 62) in the CB zoning district.

Acting on Application: Almeida, Guillette, Loughlin, Mackie, Sibilgia.

Applicant/Rep Present: John Carroll, Carroll Advertising
Dan Merrikan, Legacy Engineering

Information submitted:

- a. Application for Special Permit filed with the Town Clerk on 07/13/2022.
- b. Cover letter from Legacy Engineering, LLP dated 10/13/2022.
- c. Certified abutters list.
- d. Copy of Deed Book 40430 Page 583.
- e. Plan entitled "109 Washington Street, Plot Plan of Land in Plainville, MA" by Legacy Engineering, LLP dated 07/23/2022.
- f. Plan entitled "109 Washington Street, Aerial Exhibit Plan of Land in Plainville, MA" by Legacy Engineering, LLP dated 07/23/2022.
- g. Plan of sign construction details by RMG Outdoor, Inc. dated 06/08/2022.

Discussion: Mr. Merrikan presented the application. Two abutting 12' x 24' two-sided billboard signs (576 sf. total/side) are currently located at 109 Washington Street (Route 1), on land owned by 109 Washington Street, LLC. The Applicant, Carroll Advertising, LLC, has entered into an agreement with the owner to assume operation of the billboard. Carroll intends to raze the existing two boards, which have a static, paper face, and then relocate the new sign to the

northwest corner for the property. The new board would be a two sided, "V" shaped, digital sign located on a monopole. Each face would measure 10.5' x 36.0' (378 sf./side). The final sign area will be reduced by 34.4% on each side. The relocation will move the sign further away from the tree line and abutting residences on George Street. Neither the existing nor the proposed billboard is allowed under current zoning, so the request was filed as a change to a non-conforming use under §500-28 of the zoning bylaws. Abutter Stanley Widak spoke on behalf of property he owns at 49-51 George Street. He requested the billboard remain at the northerly location as proposed by the Applicant. Discussion ensued as to lighting, hours of operation, traffic safety, sign location options and neighborhood impacts. Concerns were expressed about the co-location of the existing AutoSound business sign with the relocated billboard, and potential sign clutter along Route 1. The relocation of the sign may assist with future development of the property.

Motion by Mr. Mackie and seconded by Ms. Almeida to close the public hearing. Approved 5-0-0.

Motion by Mr. Mackie and seconded by Ms. Almeida to approve the requested special permit, subject to the draft conditions. Approved 5-0-0.

Status: Closed.

General Business

Motion by Mr. Mackie and seconded by Ms. Almeida to approve the 07/19/2022 minutes. Approved 5-0-0.

Motion by Mr. Mackie and seconded by Ms. Almeida to adjourn at 6:51 pm. Approved 5-0-0.

Prepared by:

Christopher Yarworth
Director of Planning and Development