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2019 MAR 20 A 10:35

Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS

TOWN CLERK'S OFFICE
LYNNFIELD, MA

Name of Petitioner(s) Christmas Tree Shops, Inc. and Ship Mall, LLC

Address c/o Theodore C. Regnante, Esq. 401 Edgewater Place, Suite 630, Wakefield, MA 01880

Address of Property which is the subject of the
Petition 24-38 Broadwav, Lvnnfield, MA 01940

1. Indicate and describe relief being sought by this petition:
(check appropriate box)

Date

A. Appeal Decision made by _____
Bldg. Inspector, Planning Board, etc.

B. Apply for a Variance

C. Apply for a Special Permit

X D. Other (specify)
Site Plan Approval for exterior facade building renovations and signage changes at the Christmas
Tree Shops (38 Broadway, Lynnfield (See attached plans and narrative). No other changes to the site,
lighting, parking, traffic drives, sidewalks or curbing are proposed.

2. Specify Zoning Bylaw Sections(s) from which you desire relief:
Site Plan Approval 10.6.1 of the Zoning Bylaws and sign variances, if necessary.

Relief cannot be granted at this hearing for any condition or bylaw not stated above

3. With respect to Land under consideration:

A. Its Area 6.786 acres ~~square feet~~, street frontage 725.09 feet

B. District Zone (see Bylaws) Limited Industrial

C. Deed Record: Registry of Deeds _____,
Book 26515 Page 491 ~~(see tax bill)~~ (See copy of deed attached)

Or Land Court _____,
Book _____ Certificate _____

Map 59 Parcel 1319

4. Ownership

A. Name, Address of Owner(s)

Ship Mall, LLC c/o Micozzi Management Inc. 159 Cambridge Street, Allston, MA 02134

B. If applicant is not owner, check the interest in the premises, and attach evidence of such interest.

Prospective Buyer: _____

Lessee: Christmas Tree Shops, Inc.

Other (explain) _____

5. The undersigned petitioner affirms the foregoing statements are true statements of fact: Ship Mall, LLC and Christmas Tree Shops, Inc.

by Theodore C. Regnante, Attorney for Owner and Petitioner (lessee)

Signed *Theodore C. Regnante* Street and Number 401 Edgewater Pl., Suite 630

Town/City Wakefield State MA Phone No. 781-246-2525

Assessors Clerk _____ Date _____

6. A check payable to the Town of Lynnfield shall be delivered to the Board of Appeals, Town Hall, Lynnfield, MA 01940 for the proper amount indicated in the above fee schedule.

7. The Application and fee shall be submitted to the Town Clerk at least four (4) weeks prior to date of the hearing.

8. Public Hearings are normally scheduled for the 1st Tuesday of each month

Petitioner not to write below

Petition reviewed by Building Inspector for completeness _____

Received and Stamped by Town Clerk _____

Entered with the Board of Appeal _____

Fees actually paid \$ _____

Advertised in _____

Parties of interest mailed notices _____

Hearing Date _____



25001 Emery Rd, Suite 400
Cleveland, Ohio 44128
216.223.3200 | onyxcreative.com

The following notes refer to the overall concept to the exterior renovations of the existing "Christmas Tree Shops" project.

The proposed changes are intended to update the existing "Christmas Tree Shops" building elevations to be modernized and harmonious with the recently approved and constructed adjacent shop spaces (Bank, Starbucks, Yankee Candle, Retail) that are part of the same "The Ship Mall" Shopping Center.

The exterior finishes which include but are not limited to cultured stone wainscot, painted hardi plank fiber board lap siding, prefinished standing seam metal accent roofs, white accents/trim boards, and new windows will more closely match and blend with new shops while maintaining the scale, look and feel of the existing "Christmas Tree Shops" small seaside village scheme.

Additionally the existing lighthouse feature on the North East corner of the "Christmas Tree Shops" will be retained and repainted further strengthening the small seaside village concept elevation.

New internally illuminated individual channel letter building signs are proposed for the Front (East) Elevation and Side (North) Elevation to replace the existing box sign structures and bring the building signage in-line with the adjacent shops. Christmas Tree Shops has previously removed (1) one of the original sleigh logo signs that was located on the yellow barn gable. That sign was 3' 5-3/16" high by 6'-0" wide which was equivalent to 21sf of signage.

The existing internally illuminated pylon sign structure will not be modified or enlarged from its present configuration, size, area or location. The Christmas Tree Shops panel and associated graphics will be updated and replaced with new logos and colors to match the proposed facade and the existing sign structure will be cleaned and repainted.

Also, there are no modifications to any of the sidewalks, parking fields, traffic drives, curbing or site lighting being requested by Christmas Tree Shops. All the above items were previously approved & modified by the Developer as part of the previous small shop improvements granted by the Town Of Lynnfield Zoning Board of Appeals, Case #17-02 dated May 12, 2017 and subsequent building permits for same.

The following notes refer to the exterior renovations to the existing "Christmas Tree Shops" exterior elevations. Please refer to the exterior elevations for specific material and color selections.

East Elevation:

1. Remove / replace existing windows
2. Replace existing siding with fiber cement siding (lap and shingle)
3. Paint existing lighthouse
4. Retain and supplement existing stone wainscot base with new stone veneer to match existing
5. Replace existing roof with new asphalt shingles
6. Provide new standing metal seam awning over new windows (refer to elevations for locations)
7. Remove half rounded windows and architectural roof top element over main entry doors
8. Replace existing signage with new signage. Refer to signage dwgs for additional information
9. Remove faux doors and railings

North Elevation:

1. Remove / replace existing windows
2. Replace existing siding with fiber cement siding (lap and shingle)
3. Paint existing lighthouse
4. Retain and supplement existing stone wainscot base with new stone veneer to match existing
5. Replace existing roof with new asphalt shingles
6. Provide new standing metal seam awning over new windows
7. Remove existing rowboat
8. Replace existing signage with new signage. Refer to signage dwgs for additional information
9. Remove faux doors and railings

South Elevation:

1. Remove / replace existing windows
2. Replace existing siding with fiber cement siding (lap and shingle)
3. Paint existing lighthouse
4. Retain and supplement existing stone wainscot base with new stone veneer to match existing
5. Replace existing roof with new asphalt shingles

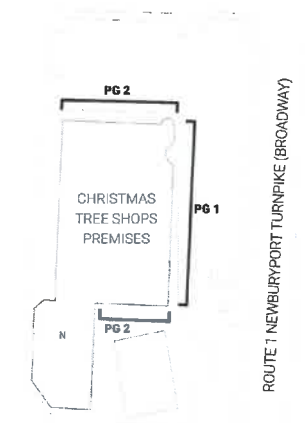
Pylon Sign: (By others)

1. Replace existing pylon sign panel graphics with new logos. Refer to signage drawings for additional information



FINISH SCHEDULE

FINISH MATERIAL	
1	FIBER CEMENT- LAP SIDING
2	FIBER CEMENT- SHINGLE SIDING
3	SIMULATED STONE VENEER
4	NOT USED
5	ASPHALT SHINGLE
6	PAINT EXISTING
7	STANDING SEAM METAL ROOF
FINISH COLOR	
A	BENJAMIN MOORE- CSP-80 GOTHIC ARCH
B	BENJAMIN MOORE- 874 FANFARE
C	ELDORADO STONE- COUNTRY RUBBLE
D	NOT USED
E	NOT USED
F	NOT USED
G	CERTAINEED LANDMARK- GEORGETOWN GRAY
H	MATCH: CERTAINEED GEORGETOWN GRAY

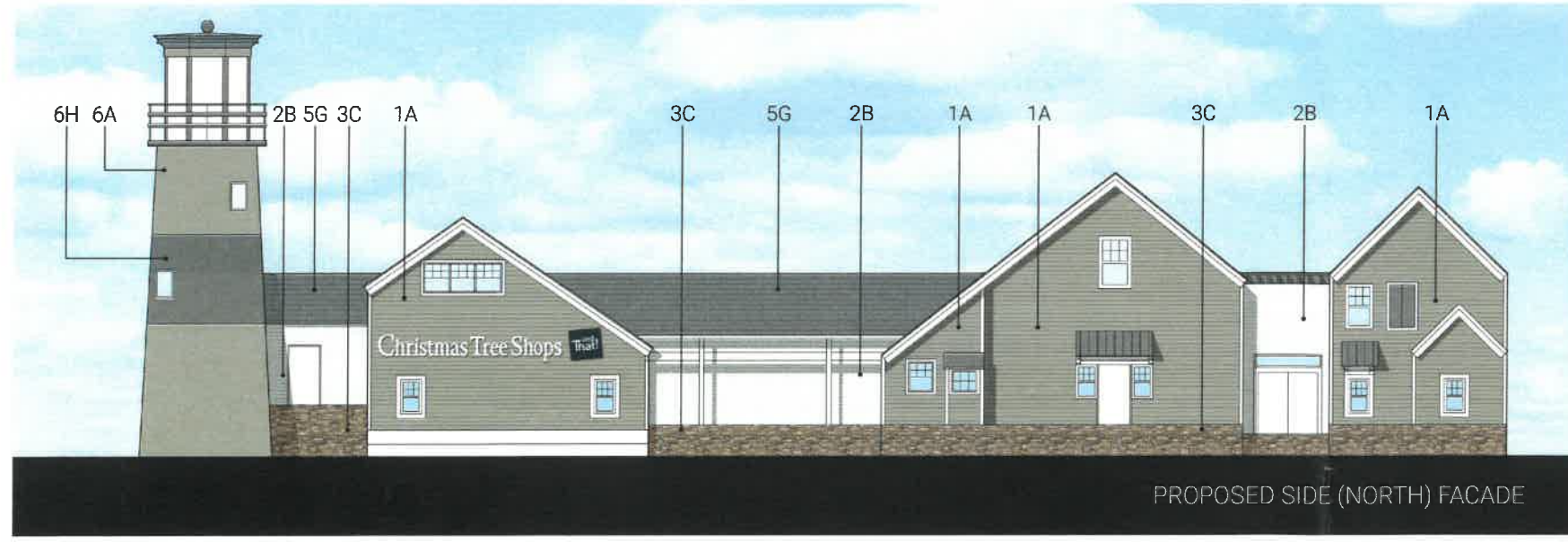




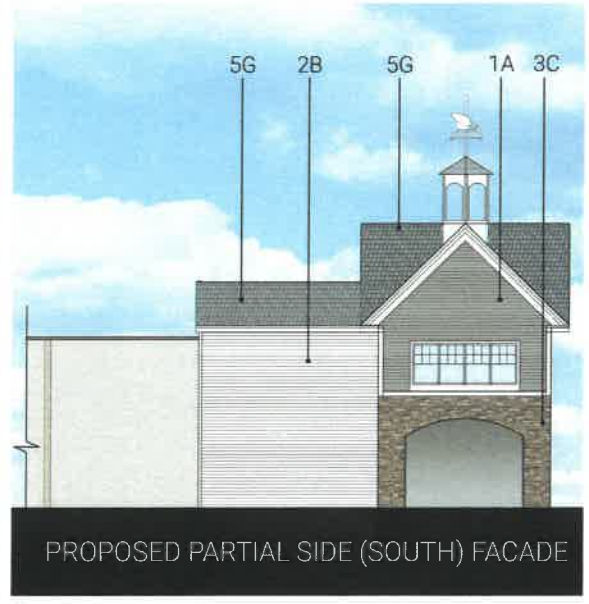
EXISTING SIDE (NORTH) FACADE



EXISTING PARTIAL SIDE (SOUTH) FACADE

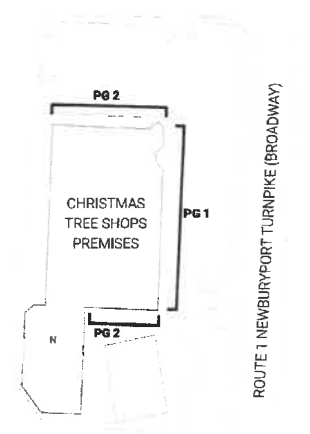


PROPOSED SIDE (NORTH) FACADE



PROPOSED PARTIAL SIDE (SOUTH) FACADE

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H	MATCH: CERTAINTED GEORGETOWN GRAY





SCALE: 1/16" = 1'-0"

EAST (FRONT) ELEVATION - EXISTING **REMOVAL OF EXISTING SIGNS BY OTHERS**



SCALE: 1/16" = 1'-0"

EAST (FRONT) ELEVATION - PROPOSED

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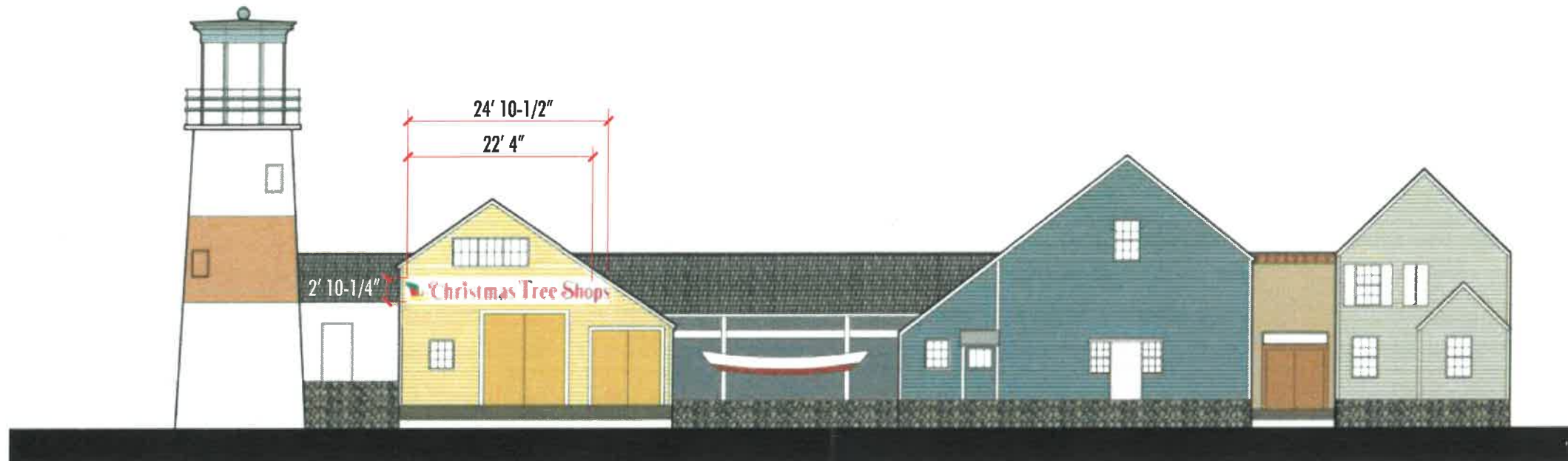
Revisions:
 R1 2-8-19 (WS) Add exist. to E. elev. Sign C rev opt 2, cling bkgd clr.
 R2 2-11-19 (WS) Sign C add 2nd option back to SDW.
 R3 3-7-19 (JDR) Update C to flex face, remove t-bar/retrofit LED lighting/new extrusion by installer.
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Account Rep: **MARK SCHAEFER**
 Project Manager: **JENNIFER VAUGHN**
 Drawn By: **WES STEPHENS**
 Underwriters Laboratories Inc. **nfc** **ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS**
 ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:
Christmas Tree Shops and That!
 # 7013
 28-34 BROADWAY
 RT 1 SOUTH
 LYNNFIELD, MA 01940

Job Number: **23-53755-10**
 Date: **2-1-19**
 Sheet Number: **1** of **5**
 Design Number: **23-53755-10 R4**

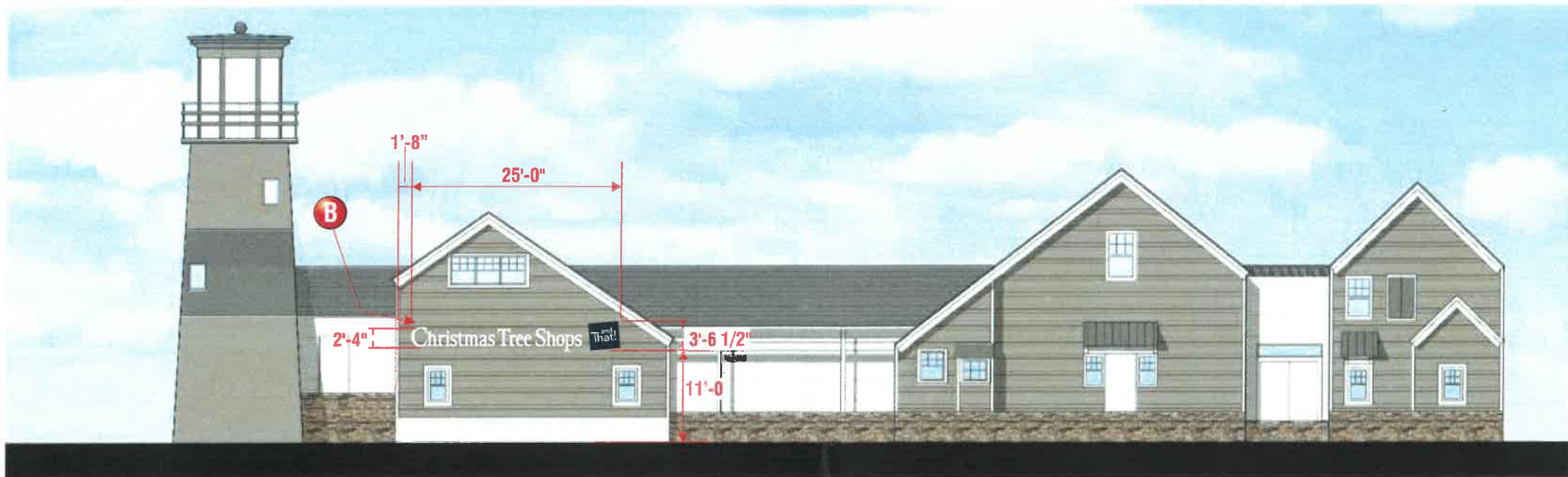
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NORTH ELEVATION - EXISTING

REMOVAL OF EXISTING SIGNS BY OTHERS

SCALE: 1/16" = 1'-0"



NORTH ELEVATION - PROPOSED

SCALE: 1/16" = 1'-0"

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FIELD SURVEY REQUIRED
TO CONFIRM ACCESS, ELECTRICAL AND BLOCKING

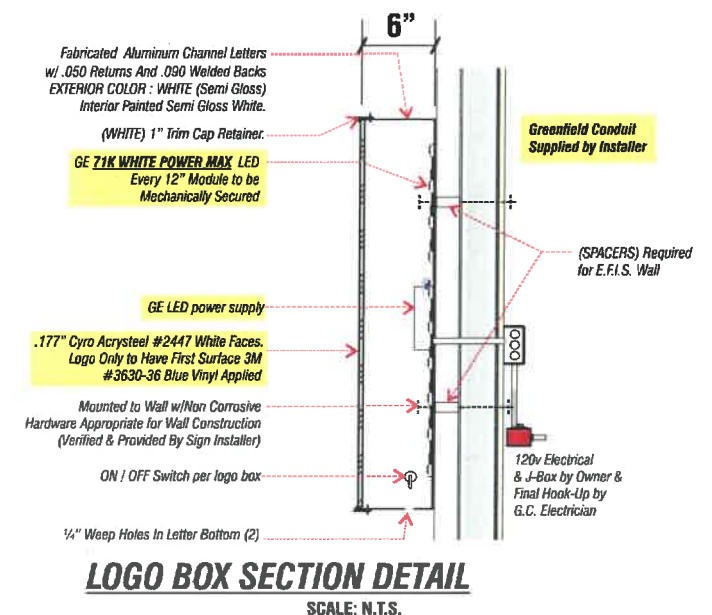
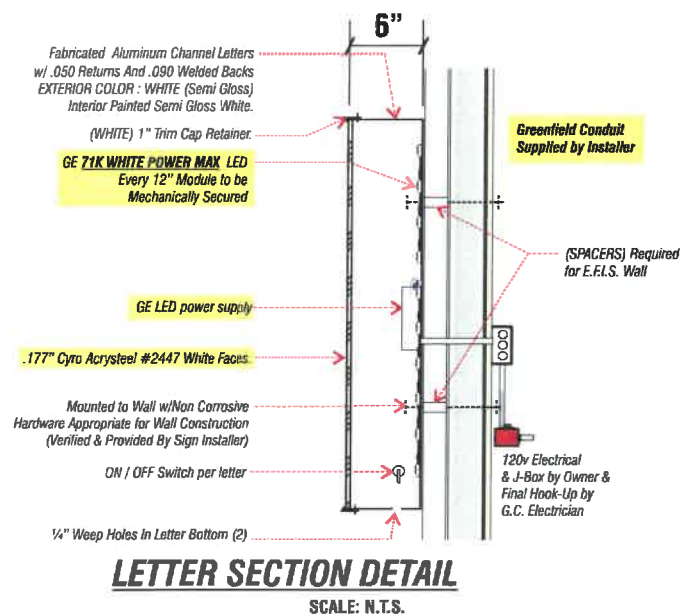


SIGN TYPE A CHANNEL LETTERS @ EAST ELEVATION
(1) ONE REQUIRED SCALE: 3/8" = 1'-0"

SCOPE OF WORK: FABRICATE & INSTALL NEW SELF CONTAINED 6" DEEP CHANNEL LETTERS WHITE G.E. LEDS & POWER SUPPLIES WHITE FACES, WHITE 1" TRIM CAP, AND WHITE RETURNS AND THAT "LOGO BOX" WHITE G.E. LEDS & POWER SUPPLIES FACES ARE WHITE ACRYLIC W/ BLUE VINYL APPLIED 1st SURFACE. WHITE 1" TRIM CAP, AND WHITE RETURNS.

#2447 WHITE ACRYLSTEEL
3M 3630-36 TRANSLUCENT BLUE

ELECTRICAL REQUIREMENTS
Total: _____ Amps
() 120V 20A Circuit Required.
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.



CUSTOMER TO PROVIDE:

- ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN: **Notes:**
- A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
 - B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
 - C. Properly sized ground wire that can be traced back to the breaker panel must be provided.
 - D. Number and size of circuits for each sign to meet Federal Heath Sign's requirement.
- Any deviation from the above recommendations may result in:
1. Damage to or improper operation of the sign(s).
 2. Delays and additional costs.

- ⚠ Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.
- ⚠ Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Heath Sign Co. will void the warranty.

INSTALLER IS RESPONSIBLE FOR:

- ELECTRICAL NOTES:**
1. INSTALLATION OF THESE (ELECTRICAL) SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C., U.L. 48 AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
 2. PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

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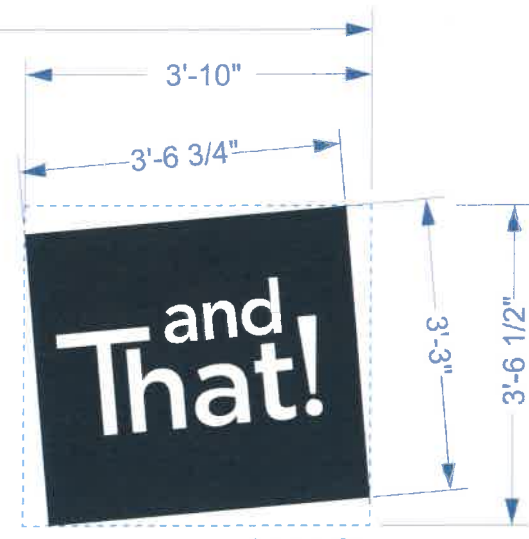
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FIELD SURVEY REQUIRED

TO CONFIRM ACCESS, ELECTRICAL AND BLOCKING



60.49 SF



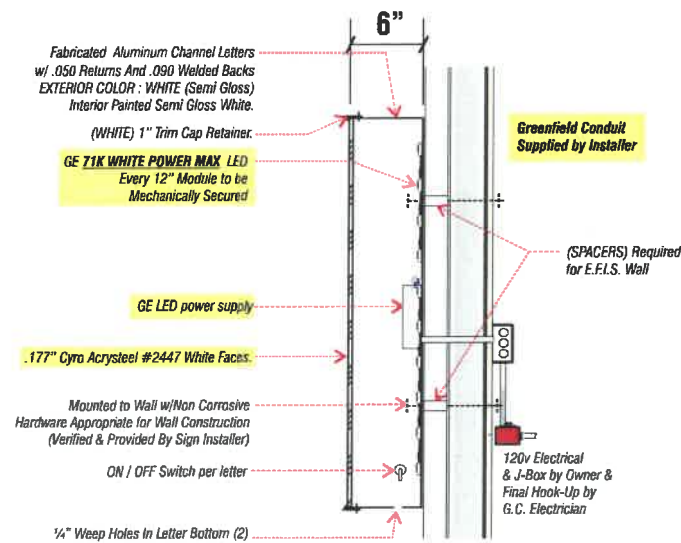
13.57 SF

SIGN TYPE B CHANNEL LETTERS @ NORTH ELEVATION
(1) ONE REQUIRED **SCALE: 1/2" = 1'-0"**

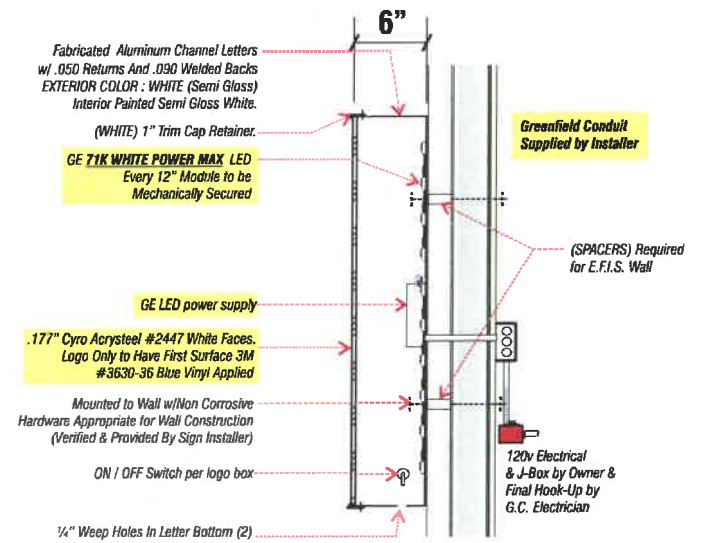
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#2447 WHITE ACRYLSTEEL
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Total: _____ Amps
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ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.



LETTER SECTION DETAIL
SCALE: N.T.S.



LOGO BOX SECTION DETAIL
SCALE: N.T.S.

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PROPOSED



EXISTING

INSTALLER TO REMOVE DUST & DEBRIS FROM STRUCTURE AS WELL AS REMOVE AND DISPOSE OF EXISTING FACES & DIVIDER BAR.

INSTALLER TO PROVIDE NEW ABC FLEX EXTRUSION, PAINTED WHITE.

SIGN TYPE C FLEX REPLACEMENT FACES | EXISTING D/F CABINET | TWO (2) QTY
SCALE: 3/8" = 1'-0"

SCOPE OF WORK:
REMOVE FOUR (4) EXISTING FACES & DIVIDER BARS, DISPOSE OF. FABRICATE & INSTALL TWO (2) NEW FLEX FACES TO FIT ENTIRE CABINET. FIRST SURFACE TRANSLUCENT VINYL AS NOTED. BACKGROUND COLOR TO BLEED UNDER RETAINERS.

CABINET TO BE RETROFITTED WITH NEW LED LIGHTING.

INSTALLER TO RETROFIT CABINET WITH NEW ABC EXTRUSION TO ACCOMMODATE NEW FLEX FACES. NEW RETAINERS TO BE PAINTED WHITE.

WHITE FLEX MATERIAL
3M 7725-177 OPAQUE SHADOW BLUE
3M 3630-36 TRANSLUCENT BLUE

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Drawn By: **WES STEPHENS**
Underwriters Laboratories Inc. **nec** ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 400 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:
Christmas Tree Shops and That!
7013
28-34 BROADWAY
RT 1 SOUTH
LYNNFIELD, MA 01940

Job Number: **23-53755-10**
Date: **2-1-19**
Sheet Number: **5** Of **5**
Design Number: **23-53755-10 R4**

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