

MINUTES
Danvers Board of Appeals

#20-4886

February 08, 2021

Present: John Boughner, Rebecca Kilborn, Jeffrey Sauer,
Kenneth Jarvinen, Corinne Doherty.

Also Present: Building Inspector, Richard Maloney
Secretary, Kathleen Archambault

DILIP REALTY LLC (20-4886) Requesting a Use and Dimensional Variance to redevelop the property into a five story multifamily building with 208 residential units and five story accessory parking garage in accordance with Section 6.1 and Table 2 of the Town of Danvers Zoning By Laws at **152 ENDICOTT STREET, C-III**

Jeffrey Sauer read the case mentioned above.

Mr. Sauer then read in a letter from Attorney Timothy Sullivan of Goulston & Storrs requesting a continuance of this application to the March 15, 2021 meeting.

Rebecca Kilborn motioned the board to grant the continuance to the march 15, 2021 meeting.

Jeffrey Sauer seconded.

All in favor.

MINUTES
Danvers Board of Appeals

#21-4902
February 08, 2021

Present: John Boughner, Rebecca Kilborn, Jeffrey Sauer,
Kenneth Jarvinen, Corinne Doherty.

Also Present: Building Inspector, Richard Maloney
Secretary, Kathleen Archambault

NILS A. WEEKS (21-4902) Requesting a Special Permit for a barn at rear of property (24' X 40'). Currently have an existing Barn/Garage at front of property in accordance with Section 6, Table 1 of the Danvers Zoning Bylaws at **101 CENTRE STREET, R-II**

Jeffrey Sauer read the case mentioned above.

John Boughner addressed the applicant. He wanted them to know that the Board of Appeals members are a volunteer board appointed by the Selectmen. His opinion was that the last meeting spun out of control. Mr. Weeks brought up other cases and properties that do not apply to his application. The board is here to hear his case only and to take into consideration the concerns of the neighbors, abutters, and members of the board. He also wanted to address the fact that Mr. Weeks said that he attempted to contact the building department, and no one got back to him. Mr. Boughner was in receipt of an email from Mr. Weeks to the Building Inspector, Richard Maloney, who replied to the email with in 45 minutes. He also noted that they did receive an apology letter from Mr. Weeks and thanked him for that. He stated that he was caught off guard when Mr. weeks left the meeting abruptly. Moving forward he stated that the board has asked to hear from the Conservation Commission and asked for a new drawing of the barn.

Mr. Boughner then read in a letter from Georgia Pendergast of the conservation Commission. The letter stated that Mr. weeks did not need approval from the Conservation Commission because he is not in the 100' buffer zone.

Jeffrey Sauer then read in a letter from an abutter. Stephen and Paula Mullaney, 3 Briarwood Drive. They stated that they have concerns about the barn and their property directly abuts

Page 2
Minutes
#21-4902
02-08-21

the rear of the property. They believe that Mr. weeks will use the barn for vehicle repair and not farm equipment. They said that there is water on the property and glad that the Conservation commission was asked to review. They are not in favor of this project and would like the board to deny the application.

Amy Weeks addressed the Board and said that they appreciate the opportunity to meet again. They are looking to erect this barn to store a tractor and farming equipment. They do have an existing carriage house on the property, but that will not be used to house the equipment. There is a car and trailer currently at the site where the barn would be built, and they are not staying. There is farm equipment in the trailer that will be stored in the proposed barn. Mrs. Weeks then screen shared an example photo of what the barn would look like. There will be one 6' door and one 4' door. They are hoping to start a hydrangea farm and beautify the property.

Mr. Boughner stated they were in receipt of the new barn drawings and asked if the new drawing were correct.

Mrs. Weeks answered the new drawing submitted is correct.

Mrs. Weeks then continued that the concerns regarding the car were not an issue. The car is going to be moved to another location to be restored.

Rebecca Kilborn asked what the footprint of the barn will be.

Nils Weeks stated the footprint is 24' x 40'.

Mrs. Weeks explained that the sample picture she showed was a smaller version, it was just a reference.

Ms. Kilborn then stated that what the Board approves is exactly what they have to build. She then asked how long the car had been there.

Mrs. Weeks said a couple months. It is an antique car and finding parts can take a while. It is not being worked on now, it's just sitting there.

Page 3
Minutes
#21-4902
02-08-21

Jeffrey Sauer had no questions.

Kenneth Jarvinen had no questions.

Corine Doherty asked if they will work on the car at another location and if so, how will it be moved, towed? Do you work on cars at this property?

Mrs. Weeks stated that the car will be worked on at a different location, it will have to be towed to the new location. They do not work on cars at this property.

Ms. Doherty then asked Richard Maloney, Building Inspector, if there were any limitations when they could operate the farming equipment?

Mr. Maloney answered that there are no limitations in town to regulate working in your own property. He suggested they do not put limitations on work hours, put the limitations/conditions on the barn.

Mr. Boughner then turned questions and comments over to the audience.

Frank Arsenault, 113 Centre Street, stated that he is ambivalent about the barn. He wants to make sure that the structure is solid and gets inspected along the way.

Mr. Boughner explained that is process of the building permit and inspections will be done.

There were no more questions or comments. Back to the Board.

Rebecca Kilborn said that she has concerns that neighbors are not in favor. The picture does look nice. She said that she would vote yes if they put specific conditions that the barn was for storage of farm equipment only.

Mrs. Weeks said they would accept that condition.

Jeffrey Sauer said that he would vote yes with the conditions of no electricity in the barn and used for storage of farm equipment only.

Kenneth Jarvinen said he would vote yes with conditions.

Corinne Doherty said she would vote yes with the conditions as well.

John Boughner said that there is an existing barn on the property, you now need a Special Permit for a second barn. The sample picture did help. He said he would vote yes with the conditions.

Jeffrey Sauer motioned the board to grant the Special Permit in accordance with Section 6, Table 1 of the Danvers Zoning Bylaw for a second barn per the plans submitted:

1. The municipal water and sewer shall not be overloaded by the barn.
2. The public streets shall not become overloaded by the barn.
3. The value of other buildings and properties shall not be depreciated by the barn.
4. The specific site is an appropriate location for the barn.
5. The barn will not adversely affect the neighborhood.
6. There will not be undue nuisance to vehicles or pedestrians and adequate and proper facilities will be provided to ensure the proper operation of the proposed barn.
7. The proposed barn will be in harmony with the general purpose of the bylaw.

With the following **conditions**: No electricity in the barn, the barn will be used for storage of farm equipment only and the antique car at the site will be removed from the property by April 01, 2021.

Rebecca Kilborn seconded.

All in favor.

MINUTES
Danvers Board of Appeals

#21-4907

February 08, 2021

Present: John Boughner, Rebecca Kilborn, Jeffrey Sauer,
Kenneth Jarvinen, Corinne Doherty.

Also Present: Building Inspector, Richard Maloney
Secretary, Kathleen Archambault

77 HIGH STREET REALTY TRUST (21-4907) Requesting a Variance to allow for more than one menu board per drive-thru lane in accordance with Section 37.7(f) of the Danvers Zoning Bylaws at **77A HIGH STREET, I-1**

Jeffery Sauer read the case mentioned above.

Dan Allen, Bohler Engineering, addressed the board. He asked for a continuance to the February 22, 2021 meeting. He wanted to have a representative from McDonalds in attendance.

John Boughner stated that he believes there are more important safety issues at hand at this site than adding new menu boards. The pedestrian access is unsafe and there are other hazards at the site. He asked that they please think about that before they come back to the board.

Rebecca Kilborn motioned the Board to grant the continuance to the February 22, 2021 meeting.

Kenneth Jarvinen seconded.

All in favor.

MINUTES
Danvers Board of Appeals

#21-4908
February 08, 2021

Present: John Boughner, Rebecca Kilborn, Jeffrey Sauer,
Kenneth Jarvinen, Corinne Doherty.

Also Present: Building Inspector, Richard Maloney
Secretary, Kathleen Archambault

HAYDEN WARREN (21-4908) Requesting a Variance from front set back to erect an addition, required is 20', proposing 14.9' in accordance with Section 7, Table 2 of the Danvers Zoning Bylaws at **42 BROOKSIDE AVENUE, R-I**

Jeffery Sauer read the case mentioned above.

Hayden warren addressed the Board. He explained that they are looking to build an addition and need relief from the front setback. They did get approval from the Conservation Commission; the addition is not in the buffer zone.

Corinne Doherty asked if the Conservation Commission issued an order of conditions.

Mr. Warren answered that he cannot use concrete or hot top in the front walkway. He has to use the sleeves during construction (not haybales) and they have to install gutters.

Kenneth Jarvinen had no questions.

Jeffrey Sauer asked about the proposed front porch, he said that it looks like it is 20' from the front setback. Is the issue that the furthest corner is in the setback.

Mr. Warren said yes.

Rebecca Kilborn had no questions.

John Boughner asked what the size of the existing house is and how big is the addition. Has he talked to the neighbors are there any concerns?

Mr. Warren answered the existing house is about 1400 square feet and the addition is 800 square feet. He has spoken to the neighbors they are in favor of the project.

Mr. Boughner then turned questions and comment over to the audience.

There were no questions or comments. Back to the board.

Corinne Doherty said she would vote yes.
Kenneth Jarvinen said he would vote yes.
Jeffrey Sauer said he would vote yes.
Rebecca Kilborn said she would vote yes.
John Boughner said he would vote yes.

Rebecca Kilborn motioned the board to grant the dimensional variance from Section 7, Table 2 of the Danvers Zoning Bylaw to allow the right-side addition to be 14.9 feet from the property line as shown on the plans submitted.

The hardship is the size and shape of the lot, specifically the location of the Cul-de-sac portion of the roadway at the right front lot corner. Also, the majority of the lot is in a wetland buffer zone.

1. This condition does not affect other properties or structures in the same zoning district.
2. A literal enforcement of the zoning bylaw would involve substantial hardship to the applicant.
3. Granting this variance will not create a substantial detriment to the public good and will not nullify or derogate from the intent or purpose of the zoning bylaw.

Jeffrey Sauer seconded.

All in favor.

MINUTES
Danvers Board of Appeals

#21-4909
February 08, 2021

Present: John Boughner, Rebecca Kilborn, Jeffrey Sauer,
Kenneth Jarvinen, Corinne Doherty.

Also Present: Building Inspector, Richard Maloney
Secretary, Kathleen Archambault

STOP & SHOP SUPERMARKET - ATLAS-DANVERS REALTY, LLC (21-4909)

Requesting a Variance to allow outdoor storage lockers under existing canopy and locker signage. Requesting a Special Permit to allow outdoor storage and sales relative to the installation of self-service pick-up lockers for customer use in accordance with Sections 30.2.13(c, e and f) and 37.5.4 and Table 1 Section 30.2.13 Table 2 of the Danvers Zoning Bylaws at **301 NEWBURY STREET, HCZ**

Jeffery Sauer read the case mentioned above.

Attorney Nancy McCann addressed the board, she stated that Brian Dumas, Online Pick-up Specialist from Stop & Shop. Stop & Shop is looking to install self-service online pick-up lockers at the Newbury Street location. They want to create a contactless pick up service during this pandemic. Customers want to limit contact and interaction, that is who will be using this service. There will be a total of 48 lockers, and they will be located to the recessed area to the left of the entrance. This area is already under a canopy. They will be 3.5' deep and the locker bank will be 30' long. The lockers will be freezers, refrigerators, and ambient temperature. Customers will order online, pay online, given a 45-minute window to pick up groceries, they will receive a text/email with a pin number to enter the kiosk. That will unlock their locker to retrieve their groceries.

Attorney McCann then shared a graphic of what the lockers will look like. She spoke with Richard Maloney, Building Inspector, and what really tis is. This is no outdoor storage of inventory and no sales because it is all paid for online. This is a different idea, not typical outdoor sales which would be more

like an outdoor garden center. Mr. Maloney determined this would be retail sales with outdoor sales and display and the outdoor storage of sales. So, that is what they applied for, which is the special permit to allow outdoor sales and storage. Because it's not a typical idea that the bylaw covers, that is why she requested the variances. The signage is very small and just defines the pick-up area and small logos.

Rebecca Kilborn said that she saw that the old lockers are gone. Will they be coming back? Also, what will happen to the outdoor flower sales in the summer, that is where these new lockers are.

Attorney McCann answered that the old lockers were for Pea Pod, they have been removed and are not coming back.

Brian Dumas interjected that the flower business is not a huge part of their business.

John Boughner then asked Mr. Maloney if outdoor sales were even allowed at this location?

Richard Maloney said that outdoor sales are not allowed.

Jeffrey Sauer said that they sell flowers, pumpkins, and wreaths all the time and this violation should be taken into consideration.

Ms. Kilborn then asked why the signage says "Delivery" if this is a pick-up service?

Mr. Dumas stated that they also offer delivery through the Pea Pod service.

Jeffrey Sauer had no questions.

Kenneth Jarvinen asked if there would be designated parking for these lockers.

Attorney McCann stated that no designated parking is necessary. There is plenty of parking available. They could create designated parking spaces if needed when they go before Site Plan review.

Page 3
Minutes
#21-4909
02-08-21

Corinne Doherty asked what Stop & Shop was going to do to discourage customers from pulling up to the curb and grabbing groceries.

Attorney McCann said that it is currently a fire lane and they would continue to use it as a fire lane, no parking allowed.

Ms. Doherty asked if there will be carriages available at the lockers to load groceries.

Attorney McCann said yes, there will be carriages near the lockers so they can bring the groceries to their car.

Ms. Doherty asked if there was a cleaning process between orders.

Mr. Dumas said that employees will clean the lockers before loading the locker. They will sanitize all lockers inside and out including the kiosk.

John Boughner asked if there were any pick-up lockers in use now.

Mr. Dumas said that there is only one in Massachusetts right now. It is located on Tremont Street in Boston and opened two weeks ago.

Mr. Boughner wanted to know what happens if the customer fails to pick-up their groceries within the 45-minute window.

Mr. Dumas said they attempt to contact the customer. If the locker is needed for another order, they will bring the grocery order inside.

Mr. Boughner then addresses the illegal outside sales that have been going on at this location. He asked what will be done about this?

Attorney McCann said that they would take it as a condition; no outside sales if the pick-up lockers were approved.

Mr. Boughner asked if there would be any cameras or security for this area.

Attorney McCann said that there will security cameras in use while the lockers are in use from 8:00 am to 8:00 pm.

Mr. Dumas said that the cameras are monitored in the store. There is an employee in the room where the monitors are. They are not designated to watch the monitors specifically. However, they are in the room at most times.

Mr. Boughner then turned questions and comments over to the audience.

Matthew Duggan, TMM, P1, he asked about the time frame that groceries will be stored in the lockers, when the store closes will the lockers be empty.

Mr. dumas answered yes, they will be empty when the store closes.

Mr. Duggan continued that he agrees with Ms. Kilborn that it is a very busy area in the evening s and on weekends. He is concerned that people will park in the fire lane. Will there be an employee policing the area?

Attorney McCann said that there will be employees in the area, monitoring, stocking, and cleaning lockers. The fire lane will be monitored.

There were no more questions or comments from the audience. Back to the Board.

Rebecca Kilborn said she would vote yes with the condition of no outdoor sales and operating hours of 7:30 am to 9:00 pm.

Jeffrey Sauer said that he would vote yes with the same conditions.

Kenneth Jarvinen said he would vote yes with the same conditions.

Corinne Doherty said she would vote yes with the same conditions.

John Boughner said that he is not happy with the outdoor sales. Fire lanes are used as temporary parking at most stores. He truly hopes Stop & Shop will discourage parking in the fire lane right from the start. He will vote yes with the mentioned conditions.

Rebecca Kilborn motioned the board to grant the Special Permit in accordance with Section 6, Table 1 and Section 30.2.13 of the Danvers Zoning Bylaw for outdoor storage and sales per the plans submitted:

1. The municipal water and sewer shall not be overloaded by the outdoor storage and sales.
2. The public streets shall not become overloaded by the outdoor storage and sales.
3. The value of other buildings and properties shall not be depreciated by the outdoor storage and sales.
4. The specific site is an appropriate location for the outdoor storage and sales.
5. The outdoor storage and sales will not adversely affect the neighborhood.
6. There will not be undue nuisance to vehicles or pedestrians and adequate and proper facilities will be provided to ensure the proper operation of the proposed outdoor storage and sales.
7. The proposed outdoor storage and sales will be in harmony with the general purpose of the bylaw.

With the conditions there will be no outside sales other than pick-up lockers and hours of operation are 7:30am to 9:00pm.

Jeffrey Sauer seconded.

All in favor.

Rebecca Kilborn motioned the board to grant the Variance to allow the elimination of the required opaque wall and landscaping for the outdoor storage and sales of Section 30.2.13(c, e and f) of the Danvers Zoning Bylaw as shown on the plan submitted and motioned the board to grant the Variance from section 37.5.4 of the Danvers Zoning Bylaw for signage to identify the lockers as shown on the plans submitted.

The hardship is the size and shape of the lot, specifically the location of the structure on the lot.

1. This condition does not affect other properties or structures in the same zoning district.
2. A literal enforcement of the zoning bylaw would involve substantial hardship to the applicant.
3. Granting this variance will not create a substantial detriment to the public good and will not nullify or derogate from the intent or purpose of the zoning bylaw.

With the conditions there will be no outside sales other than pick-up lockers and hours of operation are 7:30am to 9:00pm.

Jeffrey Sauer seconded.

All in favor.

MINUTES
Danvers Board of Appeals

#21-4910

February 08, 2021

Present: John Boughner, Rebecca Kilborn, Jeffrey Sauer,
Kenneth Jarvinen, Corinne Doherty.

Also Present: Building Inspector, Richard Maloney
Secretary, Kathleen Archambault

SNA REALTY TRUST-SEBASTIAN APARO, TRUSTEE (21-4910) Requesting a Finding to allow for a non-conforming Residential use (residential condominium) in place of a non-conforming professional office use in accordance with Section 3.10.2 (a) of the Danvers Zoning Bylaws at **36 CONANT STREET-UNIT #2, R-I**

Jeffery Sauer read the case mentioned above.

John Boughner stated that the Board has just heard this case over the summer to convert this unit from medical to professional office use.

Sebastian Aparo addressed the board and stated that is correct. However, there are a lot of changes happening in the building recently. There are three units that are selling in the building and they are looking to make all four units residential.

Mr. Boughner said that he is concerned that they would be right back here if they do not have all the applicants here now. So, he asked for Richard Maloney, Building Inspector's input.

Mr. Maloney stated that he agrees. He doesn't think that changing the entire building should be piecemeal. It should be done as a package. When it's done it's going to have to go through Site Plan for that change and after that just the building code requirements. The whole building is going to have to be sprinkled even if you do one unit. He thinks they should eliminate the medical office, go to non-conforming, a use allowed by Special Permit. Residential fits in there but he thinks it should be done all in one package. It's his opinion, the board makes the decision.

Mr. Aparo said that they are hoping that the Board is going to give a favorable view of the project. He feels that if the board needs a little more assurance and as to how it will be developed, maybe a continuance is the way to go.

Corinne Doherty had no questions. Thinks they should all be changed together.

Kenneth Jarvinen had no questions. Thinks they should all be done together.

Jeffrey Sauer had no questions. Concurs with the Building Inspector.

Rebecca Kilborn said that she doesn't see anything from the condo association stating they approve this change.

Mr. Aparo said that there is a change in the condo bylaw that is going to happen.

Rebecca Kilborn said that there are four units. Whom ever runs the condo association should submit a letter that all owners are on board for this change. She would also like to see [parking information.

Mr. Boughner said that he agrees with Ms. Kilborn. He would like a letter stating all owners are looking to move forward with this change.

Mr. Aparo stated that he was really looking to see if he could find out if they were favorable to this change. The new buyers are looking for this information to move forward with the purchase.

Mr. Boughner said he understands and wanted to go out to the audience for questions or comments.

Anthony Ansaldi, management for the condo units and also the broker representing the sellers, said that the building is going through a transformation. It was originally a dental office building in a residential area. They are looking to create all

residential. Most of the renovation would be on the interior to modernize it. He does know that all current owners are in favor to change use to residential. He is favor of this change.

Edward Scialdoni, one of the possible future owners, stated he has an offer for units 1,3, and 4 with the stipulation that it will be converted to Residential use. They are in the process of completing a ZBA application and have met with Richard Maloney. He would like all unit owners to present at the next available meeting.

Richard Maloney stated they could be heard as one package on March 15, 2021 meeting. So, you can continue this case to March 15, 2021 if they want to be heard together.

Mr. Boughner then turned questions and comments over to the audience.

Matthew Duggan, TMM, P1, addressed the board. He said that he thinks this is a great idea to convert to residential. It is a great opportunity to get rid of some of that blacktop. He thinks neighbors would really get behind them on this. He is concerned with the two egresses, one onto Central avenue and the other onto Conant. Will one be eliminated?

Mr. Aparo said he is not sure if one would be eliminated, maybe some traffic direction, like an island.

Mr. Ansaldi said that people do cut through there, they may not want to have an exit onto Conant street.

Mr. Boughner stated that the address is Conant Street, so he thinks it should enter and exit from the Conant Street access.

Mr. Aparo said that he would like input from police and fire regarding the entrance and exit to the property.

Mr. Boughner said that he can reach out to them prior to the March 15, 2021 meeting.

Page 4
Minutes
#21-4910
02-08-21

Chris Feazel, 33 Conant Street, asked if these units will be rentals or owner occupied.

Mr. Scialdoni said that the units will be mid to high end condominiums to be purchased. Therefore, owner occupied.

Mr. Boughner added that if the Board approves this change it will still go before the Planning board for parking, lighting, exterior and landscaping.

Mr. Scialdoni said they do have preliminary plans drawn up.

There were no more questions or comments from the audience. Back to the board.

Corinne Doherty said she likes the project.

Kenneth Jarvinen said he would be in favor.

Jeffrey Sauer said that the neighborhood is primarily residential now, so he is in favor of it becoming residential.

Rebecca Kilborn said that she is in favor of the use change. Moving forward she will want to see parking plans.

John Boughner stated that he would like to see parking plans as well as snow storage plans addressed in the next presentation.

Rebecca Kilborn motioned the board to grant the continuance to the March 15, 2021 meeting.

Jeffrey Sauer seconded.

All in favor.

MINUTES
Danvers Board of Appeals

#21-4911

February 08, 2021

Present: John Boughner, Rebecca Kilborn, Jeffrey Sauer,
Kenneth Jarvinen, Corinne Doherty.

Also Present: Building Inspector, Richard Maloney
Secretary, Kathleen Archambault

THREE WALL CAPITAL, LLC-CANDLEWOOD SUITES (21-4911) Requesting a Finding to alter the existing non-conforming signage in accordance with Section 37 (sign bylaw) of the Danvers Zoning Bylaws at **238 ANDOVER STREET, HCZ**

Jeffery Sauer read the case mentioned above.

Brin Brinkers of Acme Sign Company addressed the Board. He explained that there has been a name change at this location and they are looking to update the existing four signs and one a new sign of illuminated channel letters.

John Boughner asked if anyone from Candlewood Suites was present.

Mr. Brinkers replied no.

Rebecca Kilborn said that they are not in receipt of a letter from Candlewood Suites stating there has been a change.

Richard Maloney Building Inspector, said that there is an electronic signature on the application, which states their acknowledgment.

Corinne Doherty asked if they were replacing four and just adding one new?

Mr. Brinkers said yes.

Kenneth Jarvinen asked if the brightness of the signs will remain the same and if the signs will be lit all night.

Mr. Brinkers answered that the lights are LED and should remain the same. They will be lit all night; they are a 24-hour business.

Jeffrey Sauer had no questions.

Rebecca Kilborn asked for the sign calculations.

Mr. Brinkers said that three signs will remain the same, one will be smaller, and the new channel letter sign will be sixty square feet.

Mr. Maloney interjected that we do limit directional signage. Typically, there is no branding allowed, the branding was allowed previously by who ever issued it at the time.

Ms. Kilborn then asked where the new channel letter sign will be located.

Mr. Maloney answered that it will be located in the gable of the first building.

Mr. Brinkers said the sign is facing the majority of traffic.

John Boughner wanted to clarify that the channel letter sign is sixty square feet and illuminated.

Mr. Brinkers answered yes to both.

Mr. Boughner then turned questions and comments over to the audience.

There were no questions or comments. Back to the Board.

Corinne Doherty said she would vote yes.
Kenneth Jarvinen said he would vote yes.
Jeffrey Sauer said he would vote yes.
Rebecca Kilborn said she would vote yes.
John Boughner said he would vote yes.

Jeffrey Sauer motioned the board to grant the Finding in accordance with Section 37.12 of the Danvers Zoning Bylaw to alter nonconforming signage as shown on the plans submitted.

1. The municipal water and sewer shall not be overloaded by the signage.
2. The public streets shall not become overloaded by the signage.
3. The value of other buildings and properties shall not be depreciated by the signage.
4. The specific site is an appropriate location for the signage.
5. The signage will not adversely affect the neighborhood.
6. There will not be undue nuisance to vehicles or pedestrians and adequate and proper facilities will be provided to ensure the proper operation of the proposed signage.
7. The proposed signage will be in harmony with the general purpose of the bylaw.

Rebecca Kilborn seconded.

All in favor.