



Town of Reading

16 Lowell Street, Reading, MA 01867

Zoning Board of Appeals

Ph: 781-942-6654

<https://www.readingma.gov/zoning-board-of-appeals>

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Decision on the Petition of Viewpoint Sign & Awning

On the Property Located at
87 Walkers Brook Drive, Reading, Massachusetts

Case#24-06

Tuesday, May 7, 2024

The Zoning Board of Appeals (the "Board") opened and held a public hearing on Tuesday, May 7, 2024 at 7:00 p.m. in the Berger Meeting Room at Town Hall, 16 Lowell Street in Reading, Massachusetts to hear the petition of Viewpoint Sign & Awning (The "Petitioner"). The Petitioner sought a Variance under Reading Zoning Bylaw Sections 4.5.2, 7.4, 8.2, and 8.4(f), as may be determined by the Zoning Board, to install a digital drive-thru menu board at the property located at 87 Walkers Brook Drive (Assessors Map 13, Lot 3) in Reading, Massachusetts.

The Property is located within the Industrial District of Reading. It is currently occupied by a Dunkin Donuts fast-food restaurant. On the east side, it is adjacent to Wakefield and the on/off ramps for Interstate 95 South. The neighboring property on the west belongs to the Boston Gas company, serving as a sub-station, while across the street, there is a Honda car dealership. There are no residential properties in the immediate vicinity of this location.

The Petitioner was present at the meeting. It was stated that the Petitioner is seeking relief through a Variance to install one digital drive-thru menu board that is more in standing with today's changing menus.

The Board found that the digital drive-thru menu board would not be more detrimental to the neighborhood and is in line with today's current technology use. A motion was made, seconded and approved (4-0-0) to grant a Variance from Section 8.4 of the Zoning Bylaw and allow for digital technology menu signage.

All menu board signage shall comply with Section 8.5.1(g) of the Zoning Bylaw.

Any person aggrieved by the decision of the Board may appeal to the appropriate court pursuant to M.G.L. c. 40A, § 17, within twenty (20) days after the date of filing this Decision with the Town Clerk. Notice of appeal with a copy of the complaint must also be filed with the Town clerk within twenty (20) days as provided in § 17.

This Variance shall not take effect until a copy of this Decision, bearing certification of the Town Clerk that twenty (20) days have elapsed after the Decision was filed in the Office of the Town clerk and no appeal has been filed, or if an appeal has been filed within such time, that it has been dismissed or denied, is recorded in the Middlesex South District Registry of Deeds and indexed in the Grantor's Index under the name of the owner of record, or is recorded and noted on the Owner's Certificate of Title. The fee for recording or registering shall be paid by the Owner or Petitioner. Any person exercising rights under a duly appealed Decision does so at the risk that a court may reverse the permit and that any construction performed under the permit may be ordered to be undone.

On Behalf of The Reading Zoning Board of Appeals



Andrew MacNichol, Community Development Director

Board members sitting and voting on Case #24-06

Andrew Grasberger, Patrick Houghton, Cy Caouette (DC), Chris Cridler (CC)