



## Town of Reading

16 Lowell Street, Reading, MA 01867

### Community Planning & Development Commission

Andrew MacNichol *Community Development Director*

Direct: 781-942-6670

amacnichol@readingma.gov

March 9, 2026

## CPDC Sign Review *Certificate of Appropriateness*

On March 9, 2026 the Community Planning & Development Commission (CPDC) took the following action with respect to a sign permit application submitted by Heather Dudko, for the business of Tru North Bank located at 31 Harnden Street.

“We, the Reading CPDC, do hereby vote (0-0-0) to **approve** the signs as shown in the application and plans received on February 22, 2026 with the following Conditions.”

### Materials Submitted:

1. Sign Permit Application for 31 Harnden Street – Tru North Bank, received on February 22, 2026.
2. Plans depicting the proposed signage, dated November 3, 2025 and received February 22, 2026.
3. Draft Certificate of Appropriateness, dated March 9, 2026.

### Findings:

1. The site is located within the Business-B Zoning District. Signs within the Business-B Zoning District are subject to approval by the CPDC. Two wall mounted signs are permitted per business in Business-B.
2. The applicant sought approval to install a wall mounted sign as follows:
  - a. One sign is proposed to be mounted and placed above the business’ front door replacing the existing North Shore Bank Signage. The sign measures 166” by 28.5” and has a depth of 1/2”, for a total sign area of 33 sq ft.
    - i. The dimensions of the façade on which the wall sign will be affixed is 72’ in length.  
Signage will be secured to the existing brick façade and is to be centered over the store windows.
  - b. One sign is proposed to be mounted and placed on the drive through canopy. The sign measures 236.5” by 36” and has a depth of 1/2”, for a total sign area of 59 sq ft.
    - i. The dimensions of the façade on which the wall sign will be affixed is 45’ in length.  
Signage will be secured to the drive-through service canopy.
  - c. The applicant is not proposing illumination of any signage.

### Conditions:

1. The sign shall be designed and installed in the styles, materials and colors depicted on the documents submitted and approved herein by the Commission.
2. The Applicant shall obtain a Building Permit prior to the installation of the proposed sign.
3. Future proposed exterior lighting for any signage shall be reviewed by the Building Department.
4. Any future signage will require a Certificate of Appropriateness from the CPDC.
5. Any future signage shall receive necessary building and electrical permits from the Building Department prior to installation.
6. Any and all future window signage shall conform to the window sign regulations contained within the Reading Zoning Bylaw.

*Signed as to the accuracy of the vote:*

Andrew MacNichol, Community Development Director

Date