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**PLANNING BOARD
GRAFTON, MA**

Sargon Realty, LLC
208 Brigham Hill Rd
North Grafton, MA 01536
September 27, 2016

Chairman Scully
Town Of Grafton Planning Board
30 Providence Rd
Grafton, MA 01519

Dear Chairman Scully:

I am coming before your board to ask for a special permit for one of my wall signs located at 198 Worcester St. I'm asking for relief from the requirements of ZBL Section 4.4.4.4 with respect to the size of the sign. Currently I'm allowed a sign that can be 15 Sq. Ft and I'm looking to install a sign that is 18 Sq. Ft. I have a total of eight wall signs and I am asking for relief for just one of the eight. The other seven signs are all 18 Sq. Ft., even though they could have been up to 30 Sq. Ft. Also the other seven signs already have permits and conform to the bylaw.

As your board is well aware of, relief from the By-Law may be granted in cases where either extreme or unusual conditions exist or where enforcement of the bylaw would involve practical difficulties or unnecessary hardship. I believe it is an unnecessary hardship that Princess Nails, have a smaller sign than the rest of the businesses in the plaza. They should not be penalized for having a smaller space.

In granting a special permit under Section 4.4, the Planning Board shall make findings on which to base its determination with respect to the following:

- (a) Whether public safety, convenience, and traffic-flow will be improved thereby, and the sign will not be a nuisance or a hazard to vehicles and pedestrians;
I believe that having a sign for the business will improve public safety, convenience and traffic flow and having a bigger sign will not be a nuisance or be a hazard to vehicles or pedestrians.
- (b) Whether the architecture of the building, the location of the building with reference to the street or the nature of the establishment is such that the sign should be permitted in the public interest;
The building is far enough from the street that a bigger sign be necessary so to see which businesses are in the plaza.
- (c) Whether the sign will cause visual confusion, glare, or offensive lighting in the neighborhood or surrounding properties;
The sign will have the adverse effect with no visual confusion. The sign is not lighted and therefore create no offensive lighting or glare.

- (d) Whether the sign requested pursuant to the special permit application is necessary due to the topography or site conditions unique to its proposed location
The sign being requested will be the same size as the other seven signs and therefore is necessary to conform to the site conditions.
- (e) Whether a unique and particular type of use requires additional signage in order to identify the premises adequately;
The retail establishment does not require additional signage but rather just the wall sign so visitors of the plaza can identify where the store is located.
- (f) Whether the sign in question is appropriately located and reasonably adapted to the proper use.
The location of the potential sign would not change. The location is appropriate and reasonably adapted to the proper use. The issue is the size.
- (g) Whether the sign will significantly alter the character of the zoning district or be a detriment to the surrounding area;
Since the other seven signs would look identical to this sign, by not allowing this sign, it would significantly alter the character of the building and zoning district and in turn be a detriment to the surrounding area.. This sign will make the building look for uniform.
- (h) Whether the sign will be detrimental to the public safety and welfare;
The sign will identify which business is in that specific location and be beneficial to public safety and welfare.
- (i) Whether the granting of the Special Permit would derogate substantially from, or would be in harmony with, the intent and purposes of the By-Law.
I believe by granting the Special Permit it would be in harmony with the intent and purposes of the By-Law.

Also please keep in mind this language taken directly from ZBL Section 4.4.4.

"Due to unique or uncharacteristic circumstances and conditions that may exist relative to a particular application under this sub-section, the Planning Board shall not be limited solely to these criteria in exercising its authority under this Section."

Thank you for time and consideration of these matters.

Sincerely,



Sargon Hanna, Manager
Sargon Realty, LLC