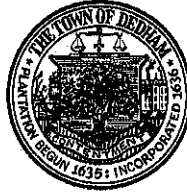


TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

James F. McGrail, Chairman
J. Gregory Jacobsen, Vice Chairman
Scott M. Steeves
E. Patrick Maguire, MLA, RLA, CLARB, LEED AP®
Jason L. Mammone, P.E.



Dedham Town Hall
26 Bryant Street
Dedham, MA 02026-4458
Phone 781-751-9242
Fax 781-751-9225

Susan Webster
Administrative Assistant
swebster@dedham-ma.gov

Associate Members
Jessica L. Porter
Jared F. Nokes, J.D.

ZONING BOARD OF APPEALS
DECISION

Applicant:
Property Address:
Property Owner:
Property Owner Address:
Applicant Representatives:

Ursuline Academy Dedham, Inc.
45, 55, 65, 75, 85, and 111 Lowder Street, Dedham, MA
Ursuline Academy Dedham, Inc.
65 Lowder Street, Dedham, MA

- Kevin Hines, Hines Project Management, 90 Highland Avenue, North Falmouth, MA
- Peter McManus, Facilities Director, Ursuline Academy
- Travis Veigas, Whitney Veigas, 56 Coulton Park, Needham, MA
- Hisako Matsui, Whitney Veigas, 56 Coulton Park, Needham, MA

Legal Notice:

The applicant seeks to be allowed waivers from the Town of Dedham Sign Code for signs at Ursuline Academy to be set forth as the Ursuline Academy Sign Program including but not limited to relief or waivers for 21 signs with a total sign area of approximately 191 square feet, for up to 17 free-standing signs with a total area of approximately 100 square feet, for up to 6 wall signs with a total sign area of approximately 111 square feet, for wall signs higher than 25 feet or above the second floor window frames, for free-standing signs with heights of 8 feet, for signs mounted to stone walls, and for front yard setbacks of 0 feet.

Section of Sign Code:

Town of Dedham Sign Code Sections 237-14, 237-19, 237-29, 237-30, Table 1, and Table 2

Zoning District, Map and Lot:

Single Residence A, Map 106/12 and 105/8

Date of Application:

September 26, 2017

Date of Public Hearing:

October 18, 2017

Date of Decision:

October 18, 2017

Vote:

Unanimously approved, 4-0

2017 NOV -1 PM 2:31
CLERKS OFFICE

TOWN OF DEDHAM

Voting Members:

J. Gregory Jacobsen, Acting Chair, Scott M. Steeves, Jessica L. Porter, Jared F. Nokes, J.D.

Date Filed with Town Clerk: NOVEMBER 1, 2017

The Zoning Board of Appeals ("ZBA") of the Town of Dedham, Massachusetts held public hearings on Wednesday, October 18, 2017, in the Town Office Building, 26 Bryant Street, Dedham, MA. Present were members of the ZBA, J. Gregory Jacobsen, Acting Chairman, and Scott M. Steeves. Chairman James F. McGrail recused himself from this hearing because his daughters attend Ursuline Academy and this could be seen as a potential conflict of interest. Acting Chairman Jacobsen appointed Associate Member Jared F. Nokes, J.D., to sit in his stead. In the absence of E. Patrick Maguire, the Acting Chairman appointed Associate Member Jessica L. Porter to sit in his stead.

The hearings were duly advertised in accordance with the requirements of MGL Chapter 40A, Section 11. Legal ads were placed for two consecutive weeks in *The Dedham Times*. In addition, abutters within 300 feet of the property in question received notification of the hearings, and notification regarding each hearing was sent to the neighboring towns (Boston, Needham, Canton, and Westwood). Copies of all plans referred to in this decision and a detailed record of the Zoning Board of Appeals proceedings are filed in the Dedham Planning Department.

At 7:10 p.m., Acting Chairman Jacobsen called for the hearing on the petition of Ursuline Academy Dedham, Inc. (hereinafter referred to as "Applicant"). Prior to testimony, Mr. Jacobsen announced that there would be only four (4) voting members for this hearing, and that a unanimous vote would be required for approval. He gave the Applicant the option of proceeding with the hearing with this knowledge, or requesting the hearing to be continued to the meeting in November 2017. The Applicant chose to continue.

The Applicant is seeking to be allowed such relief or waivers from the Town of Dedham Sign Code as necessary for signs at Ursuline Academy to be as set forth in the Ursuline Academy Sign Program (copies of which are on file with the Dedham Town Clerk and Dedham Zoning Board of Appeals) including but not limited to relief or waivers for up to twenty-one (21) signs with a total sign area of approximately 191 square feet, for up to (17) free standing signs

with a total area of approximately 100 square feet, for up to six (6) wall signs with a total sign area of approximately 111 square feet, for wall signs higher than 25 feet or above the second floor window frames, for free-standing signs with heights of 8 feet, for signs mounted to stone walls, and for front yard setbacks of 0 feet. The property is located at 45, 55, 65, 75, 85, and 112 Lowder Street in a Single Residence A and Single Residence B Zoning District. *Dedham Sign Code Sections: 237-14; 237-19; 237-29, 237-30, Table 1 and Table 2*

Present were Kevin Hines, President of Hines Project Management LLC, Peter McManus, Ursuline Academy Facilities Director, Travis Veigas, President of Whitney Veigas, and Hisako Matsui, Designer with Whitney Veigas. Attorney Peter A. Zahka, II, Esq., of 12 School Street, Dedham, MA, had previously submitted plot plans (existing and proposed conditions) of the Subject Property, photographs of the existing conditions, architectural renderings, floor plans, elevation drawings, and sign renderings. The minutes from the hearing are the primary source of evidence and are incorporated herein by reference. At the hearing, the Applicant was afforded an opportunity to make a full presentation.

The Subject Property is known and numbered as 45, 55, 65, 75, 85, and 111 Lowder Street, Dedham, MA. It is owned by Ursuline Academy Dedham, Inc., 65 Lowder Street, Dedham, MA, and is shown on Dedham Assessors Map 106, Lot 12, and Map 105, Lot 8. The Subject Property contains over 27 acres of land, has over 1,500 feet of frontage on Lowder Street, and over 498 feet of frontage on Highland Street. The Subject Property is the school campus for Ursuline Academy. The portion of the Subject Property, known and numbered as 45, 55, 65, 75, and 85 Lowder Street, is currently occupied by five (5) school buildings including a new Athletic and Convocation Center. The portion of the Subject Property known and numbered as 111 Lowder Street is occupied by a single building utilized as the school administration building. The Subject Property is located in the Single Residence A (SRA) Zoning District and Single Residence B (SRB).

The Applicant proposes to erect and maintain various signs throughout the school campus and administration building. The proposed signs are set forth and illustrated in the Ursuline Academy Sign Program. The signs are designed to provide direction onto and throughout the campus and to identify the school and the different buildings. Specifically, the Sign Program includes the following twenty-one (21) signs:

- 15 square foot wall sign located at the school building entrance (“Ursuline Academy” letters)
- 3 square foot free-standing sign located at 112 Lowder street (“Administration Building”)
- 4 square foot free-standing sign located at the student drop-off (“Drop Off Student Parking”)
- 21 square foot free-standing sign at the school main entrance (“Ursuline Academy”)
- 3 square foot “Do Not Enter” sign
- 18 square foot free-standing directional sign located on campus driveway
- 10 square foot wall sign located at the driveway
- 4 square foot free-standing sign (“Covent, Additional Parking, Exit”)
- 3 square foot free-standing sign (“Covent”)
- Two wall signs (“Facilities Office” and “Carriage House”), each 2 square feet
- 10 square foot free-standing directional sign located on campus driveway wall
- Two on-property free-standing traffic signs (“This is Not an Exit” and “Left Turn Only”)
- 49 square foot ACC Entry Donor Name sign
- 27 square foot wall sign of school name (“UA” letters).

At the hearing, the Applicant presented sign materials and colors. None of the signs will be illuminated.

As noted above, the Subject Property is located in a residential zoning district. The Town of Dedham Sign Code does not have provisions for multiple signs on a school campus in such a district. Therefore, the Applicant requires relief or waivers from the Dedham Sign Code in order to implement the proposed Ursuline Academy Sign Program. Specifically, the Applicant requests such relief or waivers from the Town of Dedham Sign Code as necessary for signs at Ursuline Academy to be as set forth in the Ursuline Academy Sign Program including but not limited to relief or waivers for up to twenty-one (21) signs with a total sign area of approximately 191 square feet, for up to (17) free standing signs with a total area of approximately 100 square feet, for up to six (6) wall signs with a total sign area of approximately 111 square feet, for wall signs higher than 25 feet or above the second floor window frames, for free-standing signs with heights of 8 feet, for signs mounted to stone walls, and for front yard setbacks of 0 feet.

The Applicant respectfully requests that the ZBA grant waivers from the Dedham Sign Code as required for implementing the proposed Sign Program. Sections 237-29 and 237-30 of the Dedham Sign Code authorize and empower the ZBA to grant waivers to the provisions of the

Dedham Sign Code. Relative to the relief requested from the provisions of the Dedham Sign Code, the Applicant submits that it has satisfies the procedural and substantive criteria and requirements of said Sections 237-29 and 237-30 of the Dedham Sign Code. With respect to the procedural requirements, the Applicant submitted appropriate documentation to the Design Review Advisory Board (DRAB). Prior to appearing before the ZBA, the Applicant appeared before DRAB to discuss the requested waivers or relief. At this meeting, DRAB voted to approve and recommend the Applicant's request for the relief or waivers from the Dedham Sign Code. A copy of the ZBA Application "package" was also provided to DRAB.

With respect to the substantive requirements, said Section 237-30 provides that the ZBA may grant relief or waivers if the same "are warranted owing to any circumstances including (a) that literal compliance... is not practical or is unfeasible or (b) that such relief or waivers are recommended by the Design Review Advisory Board". As indicated above, DRAB is recommending such relief or waiver. In addition, it is noteworthy that the Dedham Sign Code does not appropriately or sufficiently address the need of a 27 acre school campus. The signs are non-illuminated and are tastefully designed. Moreover, the same are primarily designed to assist with "way finding" into and throughout the campus. Accordingly, literal compliance with the Dedham Sign Code provision applicable to residential properties is not practicable and is unfeasible.

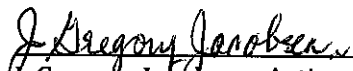
No one appeared in opposition to the requested waivers and/or relief from the Dedham Sign Code.

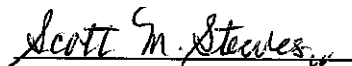
Upon motion duly made by Scott M. Steeves and seconded by Jessica L. Porter, the ZBA voted unanimously (4-0) to grant and approve such relief or waivers from the Town of Dedham Sign Code as necessary for signs at Ursuline Academy to be as set forth in the Ursuline Academy Sign Program (copies of which are on file with the Dedham Town Clerk and Dedham Zoning Board of Appeals, and a copy of which is attached to this decision) including, but not limited to, relief or waivers for a twenty-one (21) signs with a total sign area of approximately 191 square feet, for up to (17) free standing signs with a total area of approximately 100 square feet, for up to six (6) wall signs with a total sign area of approximately 111 square feet, for wall signs higher than 25 feet or above the second floor window frames, for free-standing

signs with heights of 8 feet, for signs mounted to stone walls, and for front yard setbacks of 0 feet at 45, 55, 65, 75, 85, and 112 Lowder Street. In granting this relief, the ZBA finds (1) that Applicant has satisfied the procedural requirements set forth in the Dedham Sign Code, (2) that the relief is recommended by DRAB, (3) that the relief is warranted due other "circumstances" (as described above), and (4) that the same may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Sign Code.

Dated: October 18, 2017

Attest by the Zoning Board of Appeals:

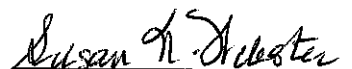

J. Gregory Jacobsen, Acting Chairman


Scott M. Steeves


Jared F. Nokes, J.D.


Jessica L. Porter

Attest by the Administrative Assistant:


Susan N. Webster

RECEIVED
SEP 26 2017

ZONING BOARD OF APPEALS

URSULINE ACADEMY DEDHAM, INC.

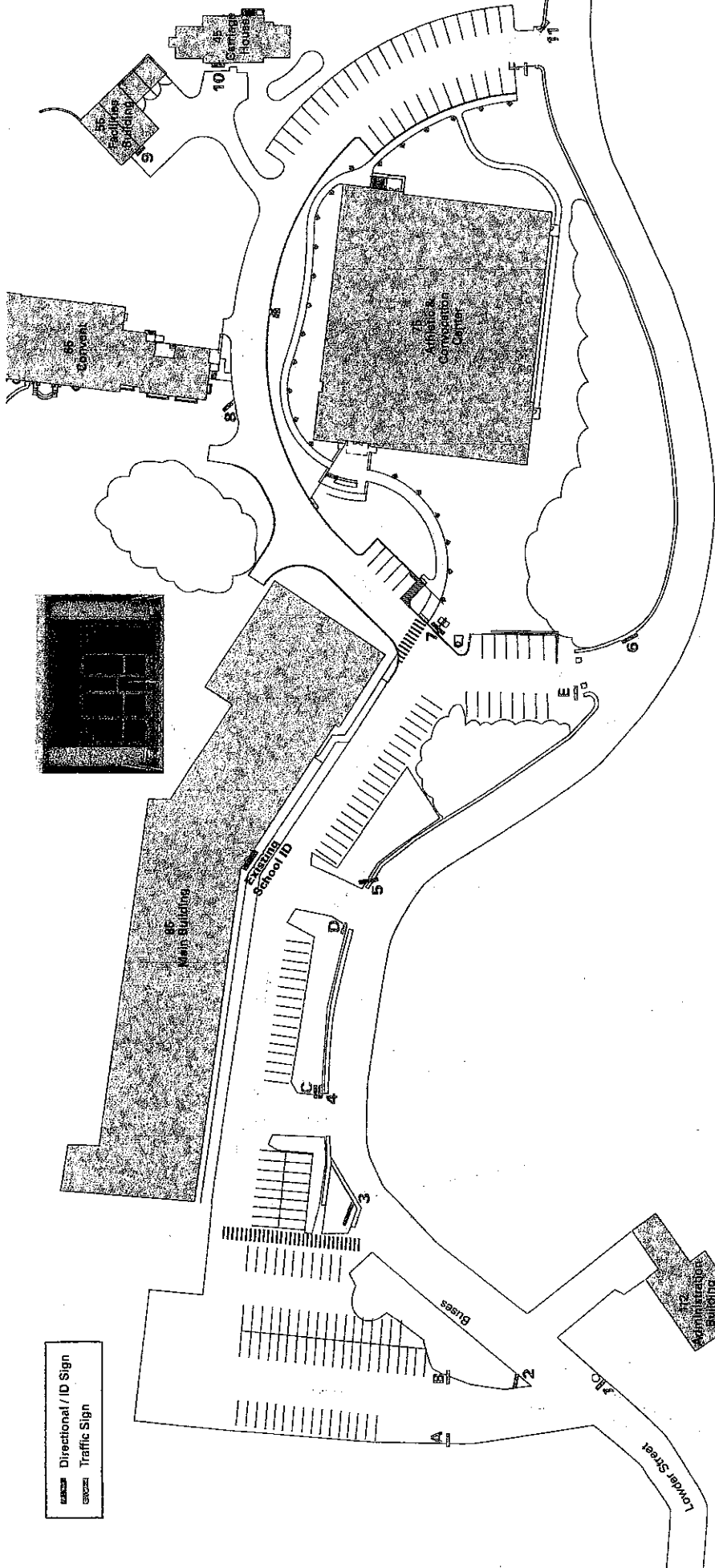
**URSULINE ACADEMY
SIGN PROGRAM**



September 2017

Athletics and Convocation Center Project

Surface Area of "Existing To Remain" and Proposed Exterior Signage

Location	Sign ID / Type	Qty	Total SF Sign Area
ETR @ School Bldg. Entry	"Ursuline Academy" Letters	15 ltrs	15
Lowder St. @ 112 Lowder	1	1	3
Lowder St. to Stu.Drop-off	2	1	4
Lowder St.-Main School ID	3	1	21
Lowder St. "Do Not Enter"	4	1	3
Lowder Street Driveway	5	1	18
Lowder Street Drive Wall	6	1	10
On-Property: ACC	7	1	4
On-Property: Convent	8	1	3
On-Property: Facilities	9	1	2
On-Property: Carriage House	10	1	2
Lowder Street Drive Wall	11	1	10
On-Property Traffic Signs	"A"- "B"- "C"- "D"- "E"- "F"	6	20
ACC Entry Donor Name	"UA" Ltrs + "Reynolds Family"	1	49
ACC School Name	"UA" Letters	1	27

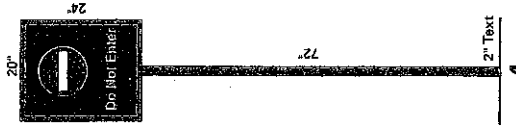


 Directional / ID Sign
 Traffic Sign

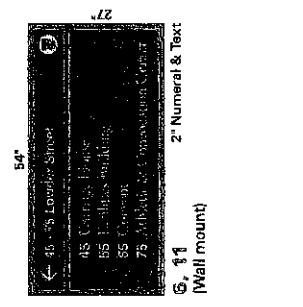
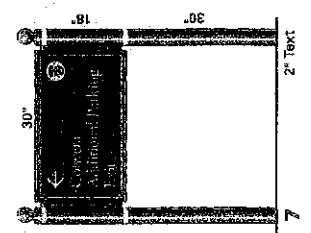
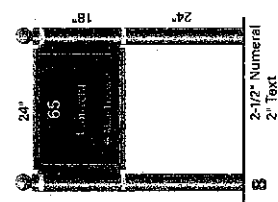
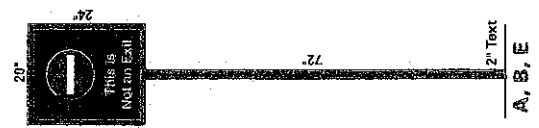
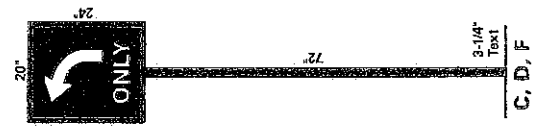
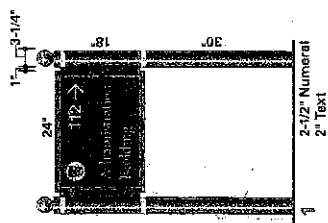
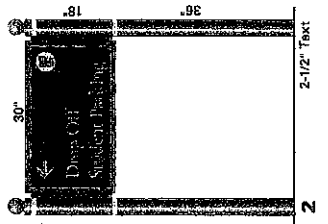
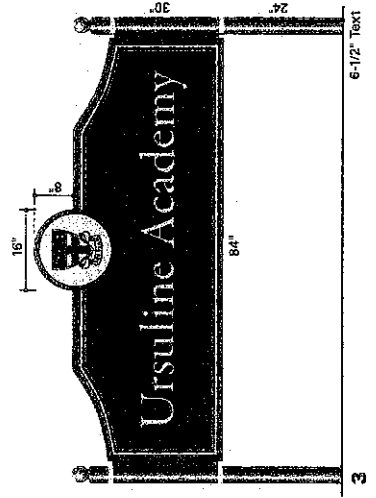
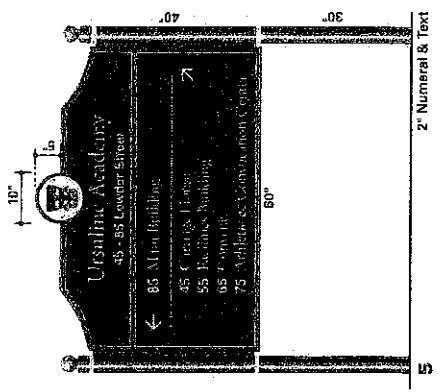
WhitneyVeigae
 56 Coulton Park
 Needham MA 02482
 781-448-1351
 781-448-4204 fax
 info@whitneyveigae.com
 Sign Location Plan

Exterior Wayfinding Signs
 Ursuline Academy
 Dorcham MA
 Proj. No.: WV16898 Date: 21 Aug 2017
 Scale: NTS Rev.: 18 Sept 2017
 Drawn: HM Dwg: SL-01





(back to back with C)



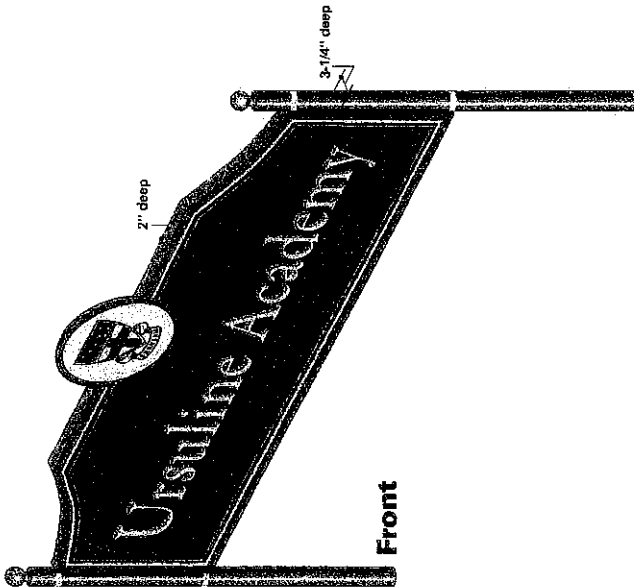
WhitneyVeigas
 56 Coulton Park
 Needham MA 02492
 781-448-1351
 781-448-4304 fax
 info@whitneyveigas.com

Sign Drawings: elevation at each location

Exterior Wayfinding Signs
 Ursuline Academy
 Dedham MA

Proj. No.: WV16898 Date: 21 Aug 2017

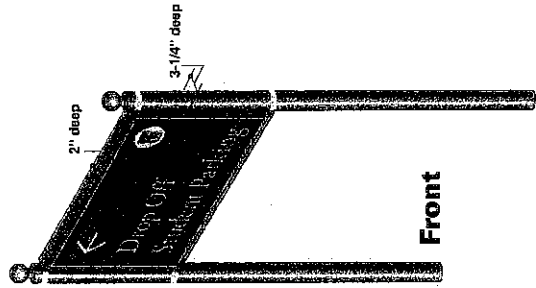
Scale: 1/2" = 1'-0" Rev:
 Drawn: HM Dwg: 100



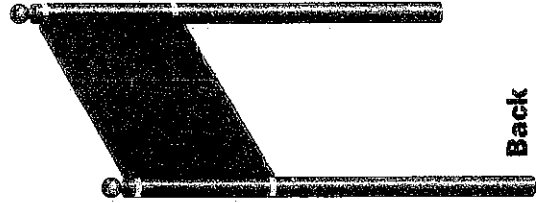
Front



Back



Front



Back

WhitneyVeigas
 56 Coulton Park
 Needham, MA 02462
 781-449-1351
 781-449-4204 fax
 info@whitneyveigas.com

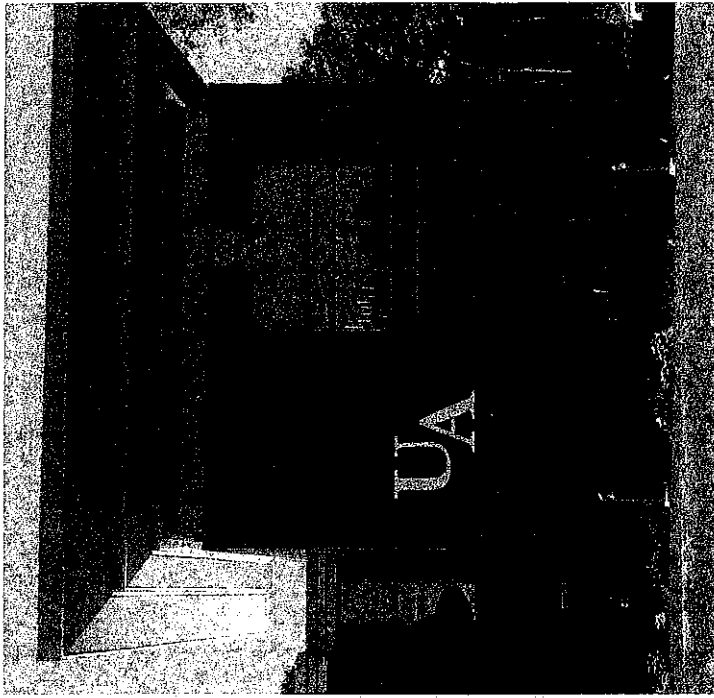
Sign Drawings: axonometric, typical

Exterior-Wayfinding Signs
 Ursuline Academy
 Dedham, MA

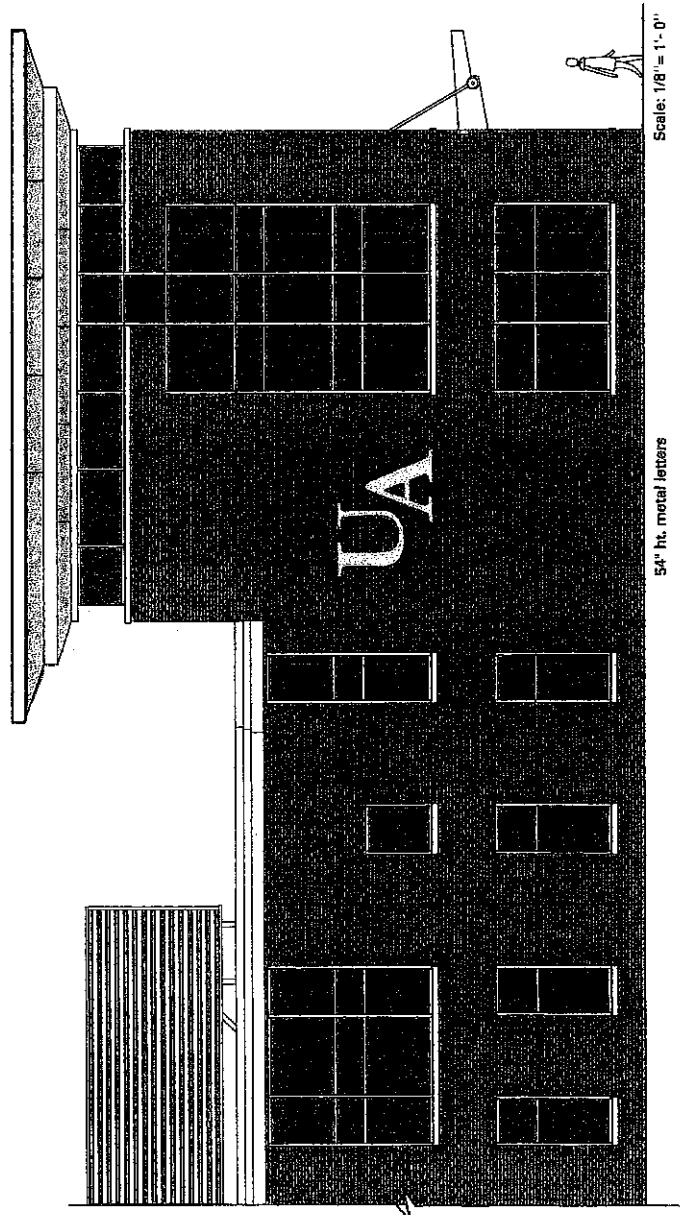
Proj. No.: WV16898 Date: 21 Aug 2017

Scale: NTS Rev:

Drawn: HMI Dwg: 101



Scale: NTS



Scale: 1/8" = 1'-0"

54' ht. metal letters

WhitneyVeigas
 56 Coulton Park
 Needham MA 02492
 781-449-1351
 781-449-4204 fax
 info@whitneyveigas.com

Sign Type 70: School ID - Option 1

Exterior Wayfinding Signs
 Ursuline Academy
 Dedham MA

Proj. No.: WV16888 Date: 23 Aug 2017

Scale: As noted Rev.:

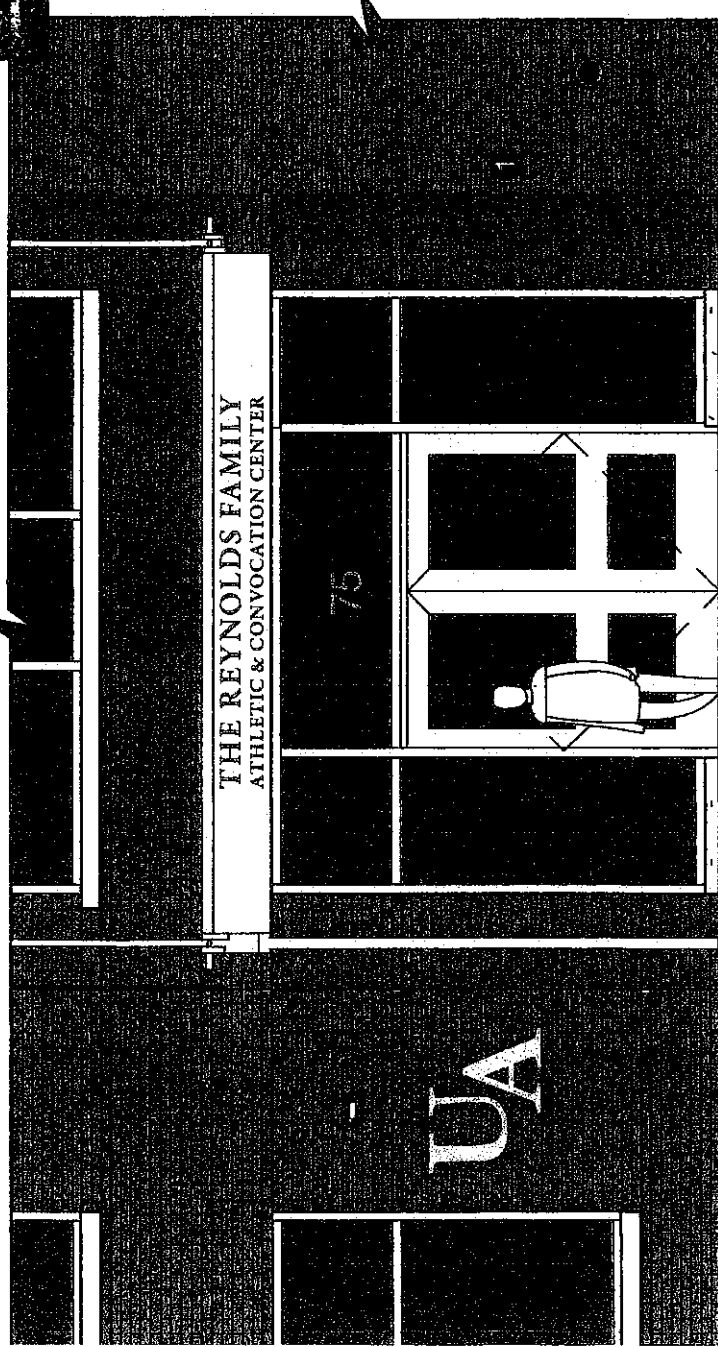
Drawn: HM Dwg: 170.1

UA

Type 70
21" ht. x 3" thick
Blushed aluminum letters
Stud mounted with silicone adhesive
Scale: 3/4" = 1'-0"

THE REYNOLDS FAMILY
ATHLETIC & CONVOCATION CENTER

Type 55
5-1/4" & 3-1/2" ht. x 1/2" thick
Painted aluminum letters (dark metallic grey)
Stud mounted with silicone adhesive



Type 70

Type 55

Scale: 3/8" = 1'-0"



Scale: NTS

Notes
Type 55: Install area: 15'-0"W x 15-1/4"H
Type 70: Install area: 59"W x 64"H

Whitney Veigas
56 Coulton Park
Needham MA 02482
781-449-1351
781-449-4204 fax
info@whitneyveigas.com

Sign Type 55: Building ID
Sign Type 70: School ID

Donor Recognitions
Ursuline Academy
Dedham MA

Proj. No.: WV16897 Date: 25 Aug 2017

Scale: As noted Rev.:

Drawn: HM Dwg: 155