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Site Plan Approval

**30 Adams Street
Hajjar Management Co, Inc, Owner
LDV Building Solutions, Inc, Applicant**

Pursuant to Section VIII.D of Chapter 10 of the General Bylaws, known as the Zoning Bylaws, the Milton Planning Board on March 11th, 2021 after a public hearing, hereby grants Site Plan Approval for the renovation to the front façade (and a portion of the side façade) of an existing retail and office building located at 30 Adams Street, Milton, Mass.

The Planning Board offers this Site Plan approval according to the scope of work presented to the Planning Board at the March 11th 2021 public hearing which includes the façade of the tenant, Citizens Bank, and an entrance to the office of the building owner, Hajjar Management: refinishing the front exterior walls with fiber cement siding, replacing the aluminum and glass storefront system, replacing the signage, cleaning areas of existing brick to remain exposed, modifying the existing Citizens entry canopy, adding an entry canopy at the Hajjar entry, adding decorative perforated metal treatments, removing the disused planters, and adding new light fixtures. The lighting scope involves adding three recessed downlights to the entry canopies (these, by nature, are shielded from other nearby buildings), and replacing the existing wall mounted luminaire above the depository box which will be aimed at its wall rather than in the direction of any neighbor.

Conditions

The applicant will install a light to illuminate the stairwell on the left side of the building. The light will be downward facing and Dark Sky compliant. The light will be independent of any signage illumination.


The applicant will be required to go before the Sign Review Committee for approval of changes to existing signage. The Planning Board recommends that the Sign Review Committee consider the appropriateness of the proposed size and location of the Citizen Bank branding logo during the review process.

Recording

This Site Plan Approval and a copy of the Site Plan and Architectural Plan shall be recorded with the Norfolk County Registry of Deeds by the Applicant at its own expense within thirty days from the date when this Site Plan Approval becomes final and a copy of the recorded document with the recorded book and page shall be provided to the Director of Planning & Community Development.

Approved by a vote of 4 to 0 on March 11th, 2021. Executed at Milton, Massachusetts this 16th day of March 2021.

Planning Board of Milton


Denise R. Swenson, Secretary


Cheryl F. Tougas


Richard J. Boehler


Kathleen M. O'Donnell