

**TOWN OF TIVERTON
ZONING BOARD OF REVIEW
SPECIAL USE PERMIT**

APPLICANT: Endeavor Holdings, LLC
PROPERTY OWNER: Same as above
PROPERTY: 67 William S. Canning Blvd
PLAT MAP 203 LOT: 112
PRESENT ZONING: HC
PRESENT USE: Medical Building

RELIEF REQUESTED:

The applicant seeks relief from Article XII, Section 4(b)(1) which limits the number of signs in a commercial district to one freestanding sign and one attached sign. The applicant proposes to place another attached sign on the wall of a new addition to building which would be north facing toward the City of Fall River. A special use permit is required for the third sign pursuant to Article XII, Section 11.

In support of the request, the applicant submitted a completed Tiverton Zoning Board Application, which included a rendering of the sign and its location on the new addition to the existing medical office building.

The Zoning Board received comments concerning the request at a legally noticed hearing held on November 4, 2020 at 7 p.m. via a zoom meeting as a result of the COVID-19 pandemic. The primary presenter was Mr. Thomas Casselman, sign designer, and Tommy Nasser, facility manager for Aspire.

Zoning Board members present: Chairwoman Lise Gescheidt, Vice Chairman David Collins, Mr. John Jackson, Mr. George Alzaibak, Ms. Wendy Taylor-Humphrey, Ms. Jennifer Hilton (first alternate) and Mr. Joel Bishop (second alternate)

Mr. Thomas Nasser, the facilities manager, spoke of the need to the additional signage. He noted that the building services many elderly customers, and that when customers come off of Route 24, they have difficulty seeing the building signage until they almost reach the entrance which is near the free standing sign. A sign already exists on the south side of the building which allows motorists to see and locate the building who are traveling from the opposite direction. The location of the sign will ease confusion as to the location of the medical office building. The building recently underwent a renovation, and the sign would be placed on the newest structure.

Based on the following evidence which is part of the record, the Board finds:

It will not be detrimental to the public health, safety, morals, or welfare.

The new signage on the north addition of the building will mirror the signage on the south side and will not be detrimental to public health or safety. In fact, the presence of the sign will make it easier

for patrons coming off Route 24 to locate the building at a safe distance prior to the actual entrance to its parking lot.

It will be compatible with neighboring uses and will not affect the general character of the neighborhood.

The signage will mirror existing signage on the building and will be compatible with the highway commercial zone. The sign will merely increase the visibility of the building from the north vantage point for motorists who come off Route 24 and travel southbound on William S. Canning Blvd.

It will not create a nuisance in the neighborhood or endanger vehicular or pedestrian traffic.

Again, the increased signage will make locating the building by vehicle traffic easier, and provide a visible point of reference for traffic on Route 24 which the board finds will help aid traffic and visitors to the medical office building who need the services provided in the building.

It will be compatible with the Comprehensive Community Plan of the Town of Tiverton.

The building is located in a highway commercial zone and the attached signage is consistent with the Town's Comprehensive Plan.

Based on the findings of fact as stated above, the entire record submitted, and applying those facts to the legal standards necessary for a SPECIAL USE PERMIT, a motion was made to GRANT both requests by Vice-Chair Collins, seconded by Mr. Jackson.

A roll call was taken and the following members voted AYE TO APPROVE the relief sought:

Voting were Ms. Gescheidt, Mr. Collins, Mr. Jackson, Ms. Taylor-Humphrey and Mr. Alzaibak.

The official minutes of the meeting of November 4, 2020 are also incorporated by reference into this decision of the Tiverton Zoning Board.

Decision Approved and Accepted this 7th of November ____, 2020.

December

Lise Gescheidt
Ms. Lise Gescheidt, Chairwoman *JB*

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