



**City of Newton, Massachusetts**  
 Department of Planning and Development  
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
 (617) 796-1120  
 Telefax  
 (617) 796-1086  
 www.newtonma.gov

Ruthanne Fuller  
 Mayor

Barney Heath  
 Director

**SIGN PERMIT APPLICATION**

PROJECT #: **20110011** DATE RECEIVED: \_\_\_\_\_ ZONING DISTRICT: \_\_\_\_\_

PROPERTY ADDRESS: 160 Wells Avenue

**SIGN INFORMATION**

USE OF PROPERTY:  
 (check all that apply)

- COMMERCIAL                       MULTI-FAMILY RESIDENCE  
 ONE OR TWO-FAMILY RESIDENCE     INSTITUTIONAL USE

**PROPOSED SIGNAGE:**

Description	Sign Type	Size (sq. ft.)	Mount Type	Illumination	Façade Frontage (ft.)
<i>i.e. Joe's Hardware</i>	<i>Principal</i>	<i>32</i>	<i>Wall Mounted</i>	<i>Non-illuminated</i>	<i>105</i>
Good Shepherd Comm Care	Principal	19	Wall Mounted	Non-illuminated	64
logo	Secondary	22	Wall Mounted	Non-illuminated	82
monument sign	Standing	15	Free-standing	Non-illuminated	82

IS THE PROPOSED SIGN(S) IN A HISTORIC DISTRICT?  NO  IF YES, WHICH: \_\_\_\_\_

**EXISTING SIGNAGE:**

Description	Sign Type	Size (sq. ft.)	Mount Type	Illumination	Side of Building
<i>i.e. Joe's Hardware</i>	<i>Principal</i>	<i>32</i>	<i>Wall Mounted</i>	<i>Non-illuminated</i>	<i>North</i>
Lightbox	Principal	44	Wall Mounted	Internally	Southeast
light box	Secondary	44	Wall Mounted	Internally	West

**APPLICATION AUTHORIZATIONS**

PROPERTY OWNER: Timothy Baoh (PRINT NAME)                      [Signature] (SIGNATURE)                      10/1/2024 (DATE)

APPLICANT/AGENT: Craig Murphy (PRINT NAME)                      Craig Murphy (SIGNATURE)                      10/01/20 (DATE)

PHONE #: 617-623-2838                      EMAIL ADDRESS: Craig@CambridgeReprographics.com

ADDRESS: 21 McGrath Highway, Somerville, MA 02143

*The applicant/agent is the primary contact and may be any individual representing the establishment*

- By signing above, I certify:
- The property owner has approved the proposed sign and authorized its installation.
  - This application is accompanied by a complete Building Permit application.
  - The application is complete and accurate.

**NOTE: This Application MUST be accompanied by a Building Permit Application.**



<b>DRAWING TITLE:</b>	<b>CUSTOMER:</b> GOOD SHEPHERD COMMUNITY CARE	<b>CONTACT PHONE :</b>
<b>PROJECT ADDRESS:</b>		<b>DATE:</b>
<b>JOB NUMBER:</b>	<b>E-MAIL:</b>	
<b>JOB DESCRIPTION:</b>		

**GOOD SHEPHERD COMMUNITY CARE**

**Proposed View of Property**

CHROME LETTERING MOUNTED ONTO ENTRANCE AWNING



LOGO MOUNTED ONTO FRONT CORNER OF BUILDING





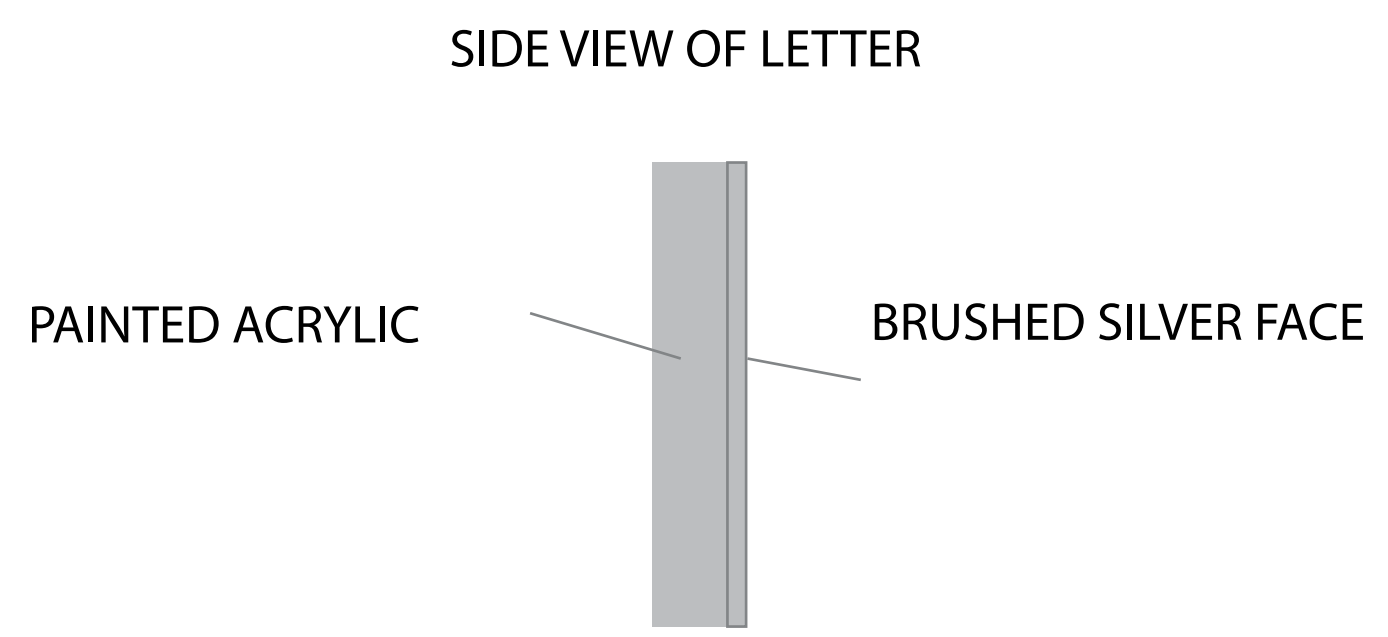
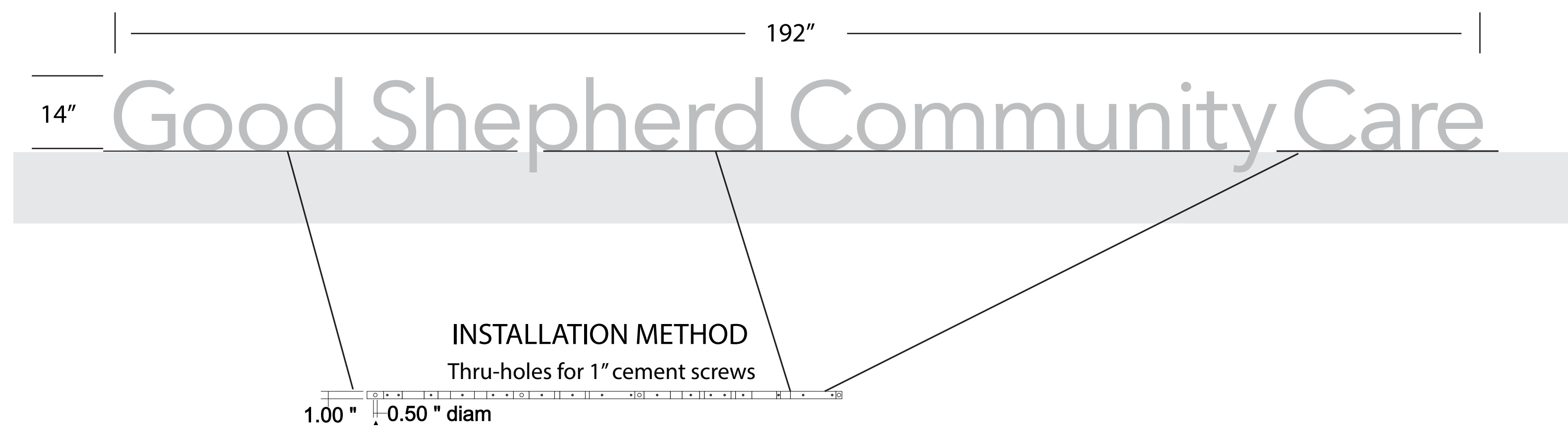
<b>DRAWING TILE:</b>	<b>CUSTOMER:</b> GOOD SHEPHERD COMMUNITY CARE	<b>CONTACT PHONE :</b>
<b>PROJECT ADDRESS:</b>		<b>DATE:</b>
<b>JOB NUMBER:</b>	<b>E-MAIL:</b>	
<b>JOB DESCRIPTION:</b>		

## MAIN SIGN

ACRYLIC LETTERING WITH BRUSHED SILVER FACE AND SILVER PAINTED RETURNS MOUNTED ONTO ENTRANCE AWNING



## CHROME LETTERING



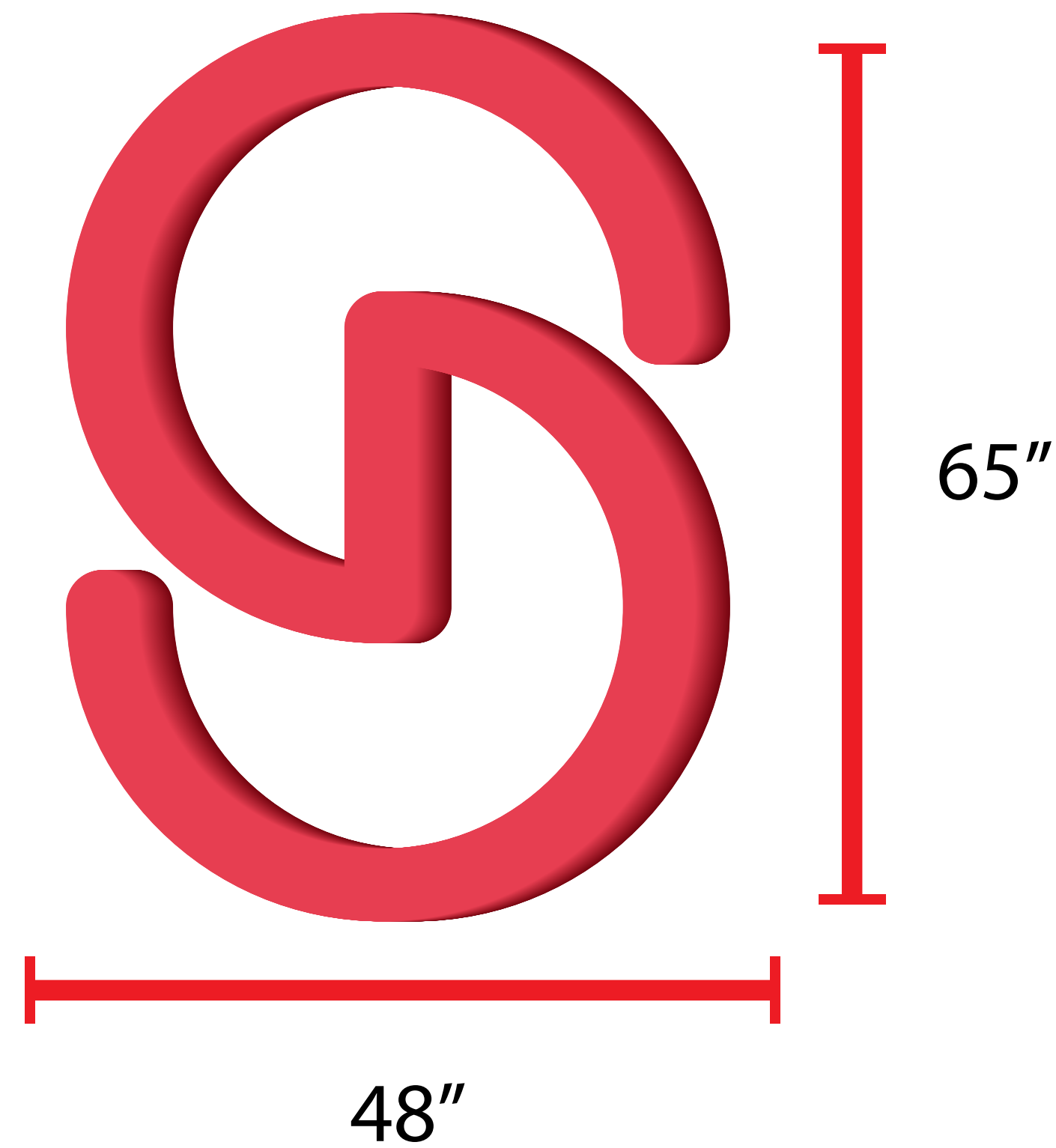
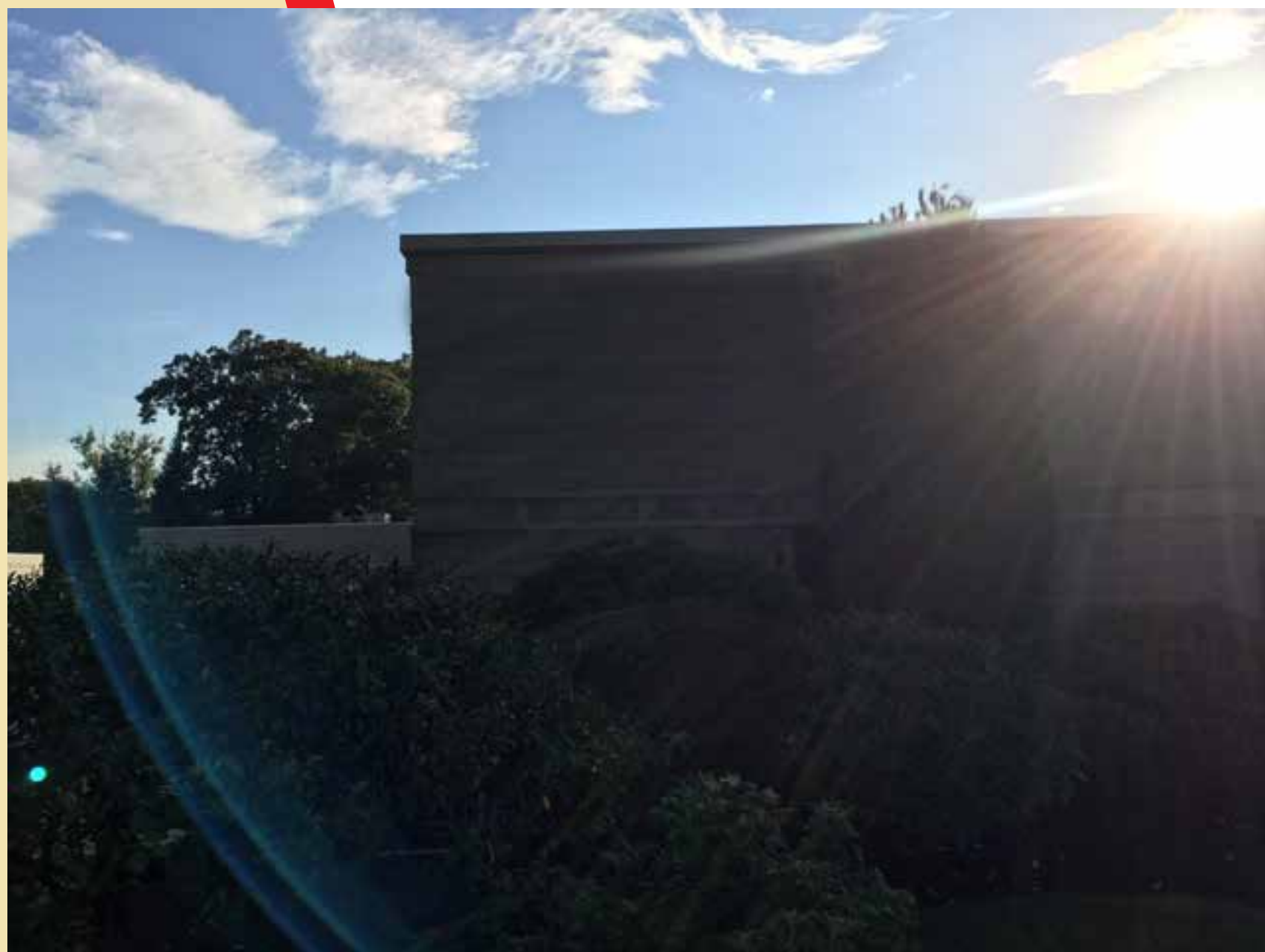


<b>DRAWING TILE:</b>	<b>CUSTOMER:</b> GOOD SHEPHERD COMMUNITY CARE	<b>CONTACT PHONE :</b>
<b>PROJECT ADDRESS:</b>	<b>DATE:</b>	
<b>JOB NUMBER:</b>	<b>E-MAIL:</b>	
<b>JOB DESCRIPTION:</b>		

**CORNER SIGN**

**PVC SHAPE**

EXISTING AREA OF BUILDING



installation method:  
Stud mounted into cement facade

Thick PVC custom painted to match logo color



<b>DRAWING TILE:</b>	<b>CUSTOMER:</b> GOOD SHEPHERD COMMUNITY CARE	<b>CONTACT PHONE :</b>
<b>PROJECT ADDRESS:</b>		<b>DATE:</b>
<b>JOB NUMBER:</b>	<b>E-MAIL:</b>	
<b>JOB DESCRIPTION:</b>		

**Good Shepherd Community Care**

**EXTERIOR PHOTO**

Good Shepherd Community Care



DIMENSIONAL LETTERING TO SIT ON TOP OF THIS AWNING

TWO LIGHTBOXES TO BE REMOVED

LOGO TO BE MOUNTED HERE AFTER LIGHBOX IS REMOVED











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Ruthanne Fuller  
 Mayor

Barney Heath  
 Director

SIGN PERMIT APPLICATION

PROJECT #: **20110015** DATE RECEIVED: \_\_\_\_\_ ZONING DISTRICT: \_\_\_\_\_  
 PROPERTY ADDRESS: **303 AUBURN ST, AUBURNDALE MA 02466**

SIGN INFORMATION

USE OF PROPERTY:  
 (check all that apply)

**451-453 Lexington St**

- COMMERCIAL  MULTI-FAMILY RESIDENCE  
 ONE OR TWO-FAMILY RESIDENCE  INSTITUTIONAL USE

PROPOSED SIGNAGE:

Description	Sign Type	Size (sq. ft.)	Mount Type	Illumination	Façade Frontage (ft.)
<i>i.e. Joe's Hardware</i>	<i>Principal</i>	<i>32</i>	<i>Wall Mounted</i>	<i>Non-illuminated</i>	<i>105</i>
<b>FAMILY PHOTOGRAPHY</b>	<i>Principal</i>	<b>16'6" x 3'7" x 1'10"</b>	<i>Awning Mounted</i>	<i>Non illuminated</i>	

IS THE PROPOSED SIGN(S) IN A HISTORIC DISTRICT?  NO  IF YES, WHICH: \_\_\_\_\_

EXISTING SIGNAGE:

Description	Sign Type	Size (sq. ft.)	Mount Type	Illumination	Side of Building
<i>i.e. Joe's Hardware</i>	<i>Principal</i>	<i>32</i>	<i>Wall Mounted</i>	<i>Non-illuminated</i>	<i>North</i>
<b>ABRAXIS FRAMING CO</b>	<i>Principal</i>	<b>16'6" x 3'7" x 1'10"</b>	<i>Awning Mounted</i>	<i>Non illuminated</i>	<i>Auburn st (south)</i>

APPLICATION AUTHORIZATIONS

PROPERTY OWNER: Ann Cyr (PRINT NAME) [Signature] (SIGNATURE) 10/16/2020 (DATE)

APPLICANT/AGENT: Shamiso C Chikanga (PRINT NAME) [Signature] (SIGNATURE) 16/10/2020 (DATE)

PHONE #: 617 581 7097

EMAIL ADDRESS: CHRISTINE@FAMILYPHOTOGRAPHY.COM


ADDRESS: 303 AUBURN ST, AUBURNDALE MA 02466

The applicant/agent is the primary contact and may be any individual representing the establishment

- By signing above, I certify:
- The property owner has approved the proposed sign and authorized its installation.
  - The application is complete and accurate.

NOTE: Building permits WON'T be accepted until after Urban Design Commission's decision.





303 Tel.617-925-6848

*Famili*  
PHOTOGRAPHY

PROFESSIONAL  
PORTRAITS

PHOTO STUDIO









1 HR PARKING  
7 AM 7 PM  
EXCEPT  
SATURDAYS  
SUNDAYS  
& HOLIDAY

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PORTRAITS

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303







1 HR PARKING  
7 AM 7 PM  
EXCEPT  
SATURDAYS  
SUNDAYS  
& HOLIDAY

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PROFESSIONAL  
PORTRAITS  
PHOTO STUDIO  
303 Tel.617-925-6848





street

abraxis framing co.

a

custom picture framing



PROFESSIONAL NAIL CARE







303 auburn street

abrax



16.6ft

3.7ft

1.10ft

303 Tel.617-925-6848

*Famili*  
PHOTOGRAPHY

PROFESSIONAL  
PORTRAITS

PHOTO STUDIO





303

*Famili*  
PHOTOGRAPHY  
PROFESSIONAL  
PORTRAITS

PHOTO STUDIO

4.8ft

10ft





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 Mayor

Barney Heath  
 Director

**SIGN PERMIT APPLICATION**

PROJECT #: **20110009** DATE RECEIVED: \_\_\_\_\_ ZONING DISTRICT: \_\_\_\_\_

PROPERTY ADDRESS: 2 Wells Ave

**SIGN INFORMATION**

USE OF PROPERTY:  
 (check all that apply)

COMMERCIAL

MULTI-FAMILY RESIDENCE

ONE OR TWO-FAMILY RESIDENCE

INSTITUTIONAL USE

**PROPOSED SIGNAGE:**

Description	Sign Type	Size (sq. ft.)	Mount Type	Illumination	Façade Frontage (ft.)
<i>i.e. Joe's Hardware</i>	<i>Principal</i>	<i>32</i>	<i>Wall Mounted</i>	<i>Non-illuminated</i>	<i>105</i>
<i>Bright Horizons</i>	<i>Principal</i>	<i>28<sup>sq</sup></i>	<i>monument face only</i>	<i>illuminated</i>	

IS THE PROPOSED SIGN(S) IN A HISTORIC DISTRICT?  NO  IF YES, WHICH: \_\_\_\_\_

**EXISTING SIGNAGE:**

Description	Sign Type	Size (sq. ft.)	Mount Type	Illumination	Side of Building
<i>i.e. Joe's Hardware</i>	<i>Principal</i>	<i>32</i>	<i>Wall Mounted</i>	<i>Non-illuminated</i>	<i>North</i>
<i>Two Wells</i>	<i>Principal</i>	<i>28<sup>sq</sup></i>	<i>monument face only</i>	<i>illuminated</i>	<i>Front</i>

**APPLICATION AUTHORIZATIONS**

PROPERTY OWNER: Two Wells Ave, LLC (PRINT NAME) Please see attached Authorization 10-14-2020 (SIGNATURE) (DATE)

APPLICANT/AGENT: Andrew Serrato (PRINT NAME) [Signature] (SIGNATURE) member 10/15/20 (DATE)

PHONE #: 508-756-7004 EMAIL ADDRESS: linda@serratosigns.com

ADDRESS: 15 Dewey Street, Worcester, Ma 01609

The applicant/agent is the primary contact and may be any individual representing the establishment

By signing above, I certify: - The property owner has approved the proposed sign and authorized its installation.  
 - The application is complete and accurate.

NOTE: Building permits **WON'T** be accepted until after Urban Design Commission's decision.





15 Dewey Street  
Worcester, Ma 01609

Phone: 508.756.7004  
Fax: 508.756.7050

## NOTICE OF LANDLORD AUTHORIZATION

To the Superintendent- Bureau of Public Buildings- Building Inspector

To Whom It May Concern:

I/We owner of the property hereby authorize Serrato Signs LLC to submit a building application in my/our behalf for a permit and ~~installation of an existing monument~~ <sup>modification</sup> at the building located at:

Address: 2 wells Ave Newton

Signed: Jal Hammer Date: 10/14/20  
as agent for Two wells Ave LLC

### PLEASE PRINT

NAME (as appears on deed) Two wells Ave LLC

ADDRESS % Equity Industrial Partners 20 Pickering street

CITY Needham STATE Ma ZIP 02499

PHONE 781 449 9000

FAX \_\_\_\_\_





# Bright Horizons®

## Early Education & Preschool

### SITE PLAN



NTS

### WORK SCOPE

**TP.1 S/F ROUTED AND PUSH THRU ILLUMINATED TENANT PANEL (QTY. 1)**

### CODE REVIEW

EXTERIOR WALL SIGN CAN NOT EXCEED 100 SQ. FT.

**JONES SIGN**  
Your Vision. Accomplished.  
WWW.JONESSIGN.COM

**JOB #: 250751-R4-B**  
DATE: 05.27.20  
DESIGNER: A. Rocco  
SALES REP: J. Gehrt  
PROJ MGR: K. McConnell

REV.	DATE	BY	DESCRIPTION
1	06.01.20	AR	REMOVE OPTIONS, ADD NEW OPT., ADD NEW MONUMENT OPTION, ADD NEW PHOTO
2	07.07.20	AR	REMOVE OPT 1, REVISE SIZE OF CL 1, REMOVE OPT 1 OF MONUMENT, ADD ADDRESS
3	09.09.20	JDE	TP.1, REMOVED OPTION 2 - SPLIT INTO A & B
4	10.09.20	HM	REVISED '2' TO 'TWO'
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX

CLIENT APPROVAL

DATE

LANDLORD APPROVAL

DATE

**Bright Horizons**  
Two Wells Avenue  
Newton, MA 02459

SHEET NUMBER

**0.0**



# TP.1 S/F ROUTED AND PUSH THRU ILLUMINATED TENANT PANEL (QTY 1)

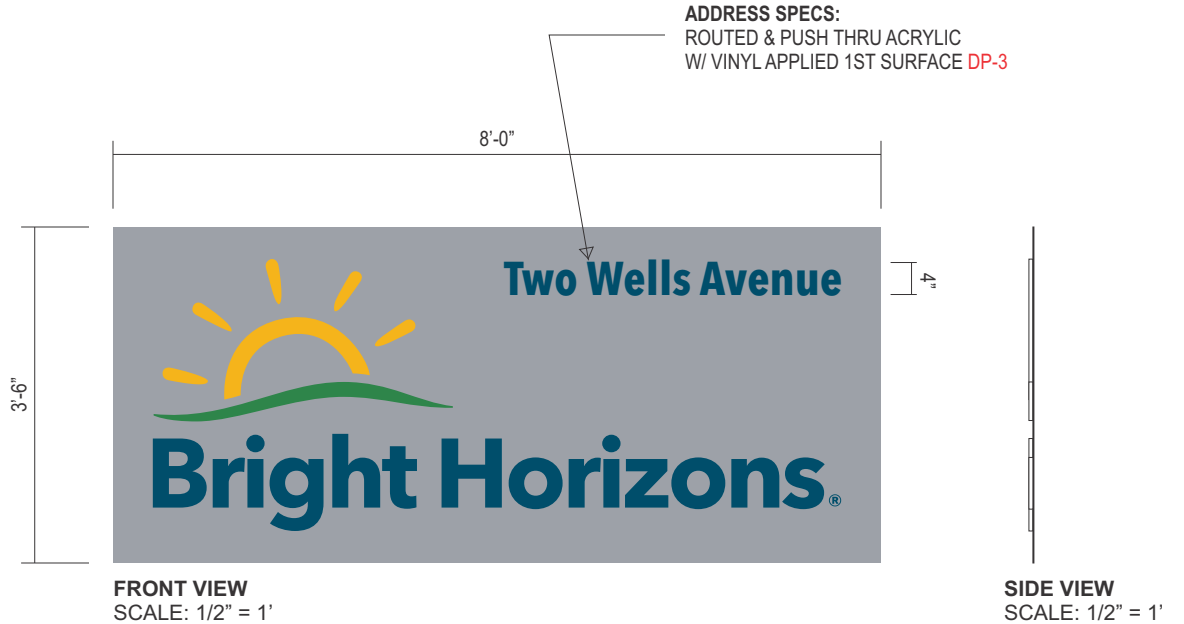
SQUARE FOOTAGE: 28.0



**EXISTING**  
SCALE: N.T.S.



**PROPOSED**  
SCALE: N.T.S.



**SUB NOTES:**

- SUB TO CUT FACE AND LEAVE 2" BORDER TO ATTACH NEW FACE
- EXISTING LED'S TO REMAIN AS IS
- EXISTING TOP, SIDES, AND BACK OF MONUMENT TO BE PAINTED ON SITE TO MATCH NEW FACE MP 41-313 DARK BRONZE

## SPECIFICATIONS

1. .080" ROUTED ALUMINUM PANEL PTD. TO MATCH BUILDING SCREEN
2. 1/2" WHITE ACRYLIC PUSH THRU W/ VINYL APPLIED 1ST SURFACE
3. PANEL TO BE MOUNTED TO EXISTING MONUMENT, HARDWARE TO SUIT FIELD CONDITIONS

## COLORS/FINISHES

- P-7** MP TO MATCH BUILDING SCREEN
- DP-1** PMS 7408C
- DP-2** PMS 356C
- DP-3** PMS 3025C

<h3>JONES SIGN</h3> <p>Your Vision. Accomplished.</p> <p>WWW.JONESSIGN.COM</p>	<p><b>JOB #: 250751-R4-B</b></p> <p>DATE: 05.27.20</p> <p>DESIGNER: A. Rocco</p> <p>SALES REP: J. Gehrt</p> <p>PROJ MGR: K. McConnell</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>06.01.20</td> <td>AR</td> <td>REMOVE OPTIONS, ADD NEW OPT., ADD NEW MONUMENT OPTION, ADD NEW PHOTO</td> </tr> <tr> <td>2</td> <td>07.07.20</td> <td>AR</td> <td>REMOVE OPT 1, REVISE SIZE OF CL 1, REMOVE OPT 1 OF MONUMENT, ADD ADDRESS</td> </tr> <tr> <td>3</td> <td>09.09.20</td> <td>JDE</td> <td>TP.1, REMOVED OPTION 2 - SPLIT INTO A &amp; B</td> </tr> <tr> <td>4</td> <td>10.09.20</td> <td>HM</td> <td>REVISED '2' TO 'TWO'</td> </tr> <tr> <td>5</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>6</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>7</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>8</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	06.01.20	AR	REMOVE OPTIONS, ADD NEW OPT., ADD NEW MONUMENT OPTION, ADD NEW PHOTO	2	07.07.20	AR	REMOVE OPT 1, REVISE SIZE OF CL 1, REMOVE OPT 1 OF MONUMENT, ADD ADDRESS	3	09.09.20	JDE	TP.1, REMOVED OPTION 2 - SPLIT INTO A & B	4	10.09.20	HM	REVISED '2' TO 'TWO'	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">CLIENT APPROVAL</td> <td style="width: 50%; text-align: center;">DATE</td> </tr> <tr> <td style="width: 50%; text-align: center;">LANDLORD APPROVAL</td> <td style="width: 50%; text-align: center;">DATE</td> </tr> </table>	CLIENT APPROVAL	DATE	LANDLORD APPROVAL	DATE	<p><b>Bright Horizons</b></p> <p>Two Wells Avenue Newton, MA 02459</p>	<p>SHEET NUMBER</p> <h1 style="font-size: 2em;">1.0</h1>
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Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Department of Planning and Development  
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Telefax  
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www.newtonma.gov

Barney Heath  
Director

**SIGN PERMIT APPLICATION**

PROJECT #: **20110017** DATE RECEIVED: \_\_\_\_\_ ZONING DISTRICT: \_\_\_\_\_

PROPERTY ADDRESS: **980 Boylston St**

**SIGN INFORMATION**

USE OF PROPERTY:  
(check all that apply)

- COMMERCIAL
- MULTI-FAMILY RESIDENCE
- ONE OR TWO-FAMILY RESIDENCE
- INSTITUTIONAL USE

**PROPOSED SIGNAGE:**

Description	Sign Type	Size (sq. ft.)	Mount Type	Illumination	Façade Frontage (ft.)
<i>i.e. Joe's Hardware</i>	<i>Principal</i>	<i>32</i>	<i>Wall Mounted</i>	<i>Non-illuminated</i>	<i>105</i>
Mr.K's Wines&Spirits	Principal	37	Wall Mounted	Internal LED Illuminated	278
Mr.K's Wines&Spirits	Second	24	Square pillar Mounted	Internal LED Illuminated	

IS THE PROPOSED SIGN(S) IN A HISTORIC DISTRICT?  NO  IF YES, WHICH: \_\_\_\_\_

**EXISTING SIGNAGE:**

Description	Sign Type	Size (sq. ft.)	Mount Type	Illumination	Side of Building
<i>i.e. Joe's Hardware</i>	<i>Principal</i>	<i>32</i>	<i>Wall Mounted</i>	<i>Non-illuminated</i>	<i>North</i>
Mr.K's Discount Wines&Spirits	Principal	56	Wall Mounted	Internal Neon Illuminated ( Non working now )	Facade

**APPLICATION AUTHORIZATIONS**

PROPERTY OWNER: ESTATE OF JOYVINE'S Campbell (PRINT NAME) [Signature] (SIGNATURE) 10/28/2020 (DATE)

APPLICANT/AGENT: RASHMI PATEL (PRINT NAME) [Signature] (SIGNATURE) 10/28/20 (DATE)

PHONE #: 781-964-2303 EMAIL ADDRESS: OBP1022@YAHOO.COM

ADDRESS: 980 Boylston Street, Newton MA 02461

The applicant/agent is the primary contact and may be any individual representing the establishment  
By signing above, I certify: - The property owner has approved the proposed sign and authorized its installation.  
- The application is complete and accurate.

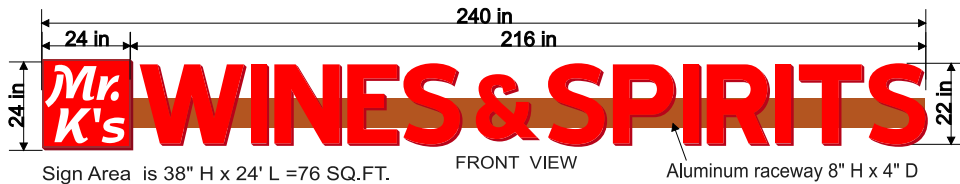
NOTE: Building permits WON'T be accepted until after Urban Design Commission's decision.



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**STATEWIDE SIGN & DESIGN INC.**  
 543 Washington St, Quincy MA 02169  
 Tel: 617-472-8828 Fax: 617-472-8850  
 E-mail: statewidesign@gmail.com

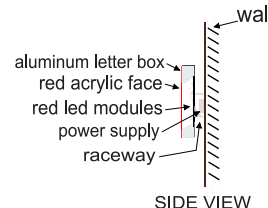
Front-lit LED channel letter sign: ( Wall Sign )



Sign Area is 38" H x 24' L = 76 SQ.FT.  
 Proposed Sign is 37 SQ.FT.

FRONT VIEW

Aluminum raceway 8" H x 4" D



SIDE VIEW

Sign Specifications and Installation Details:

- \* White color aluminum letter box 3-1/2" D w/1" white trimcap. Red Acrylic face
- \* Internal red led lighting illumination, UL Listed.
- \* Aluminum raceway 4"D, Painted to burgundy color.
- \* Letters mounted to aluminum raceway w/ metal screws.
- \* Sign mechanically fasten to existing building surface w/ 1-1/2" x 3-1/2" 'L' sign mounting brackets & metal screws 3/8"x 4" anchor

Pylon sign: ( Second Sign )



FRONT VIEW Sign is 24 SQ.FT.

Sign Specifications and Installation Details:

- \* Silver color aluminum box 10" return, white acrylic panel, red vinyl face, window cut - out lettering.
- \* internal led illumination, UL Listed.
- \* Sign box installed w/ " L " mounting brackets ,metal screws mounted to existing 6" metal square pillar .



Facade Frontage is 139" H x 24" L = 278 SQ.FT.

PROPOSED



EXISTING SIGN 34" H X 240" L= 56 SQ.FT.

EXISTING



PROPOSED



EXISTING

Client MUST REVIEW & APPROVE all drawings BEFORE production. Customer accepts and understands there will be a 25% fee if the order is cancelled after (3) business days. The prices, specifications and conditions are hereby accepted, Statewide Sign is authorized to execute the project as outlined in this agreement.

CLIENT SIGNATURE:

PRINT NAME: RASHMI PATEL DATE: 10/28/20

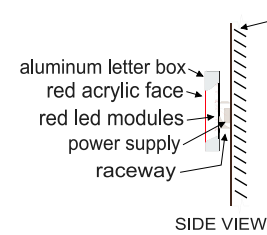
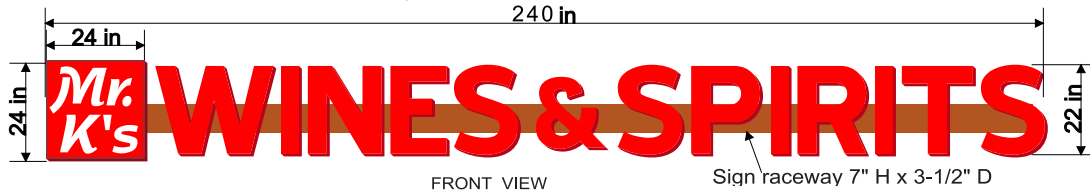
CLIENT	Mr. Jeff Patel	JOB ID	
COMPANY	Wines & Spirits	DRAWN	Lucy
ADDRESS	908 Boylston St	ORDER DATE	06-30-2020
CITY	Newton	TITLE	Signage
STATE/ZIP	MA 02461	FILE ID	
TEL	781-964-2303	FAX	



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**STATEWIDE SIGN & DESIGN INC.**  
 543 Washington St, Quincy MA 02169  
 Tel: 617-472-8828 Fax: 617-472-8850  
 E-mail: statewidesign@gmail.com

Front-lit LED channel letter sign:



wall

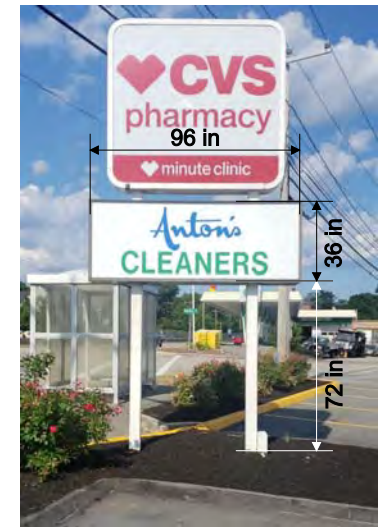
CHANNEL LETTER SPECIFICATIONS:

- \* White color aluminum letter box 3-1/2" D w/1" white trimcap.
- \* Red acrylic face
- \* Internal red led lighting illumination, UL Listed.
- \* Aluminum raceway 3-1/2"D, Painted to burgundy color. ( letters to be mounted onto raceway )



PYLON SIGN SPECIFICATIONS:

- \* Silver color aluminum box 7 " return, white acrylic panel, red vinyl face, window cut - out lettering.
- \* internal fluorescent illumination, UL Listed.
- \* Final electrical connection by others



Client MUST REVIEW & APPROVE all drawings BEFORE production. Customer accepts and understands there will be a 25% fee if the order is cancelled after (3) business days.  
 The prices, specifications and conditions are hereby accepted. Statewide Sign is authorized to execute the project as outlined in this agreement.

CLIENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

CLIENT Mr. Jeff Patel  
 COMPANY Wines & Spirits  
 ADDRESS 908 Boylston St  
 CITY Newton STATE/ZIP MA 02461  
 TEL 781-964-2303 FAX \_\_\_\_\_

JOB ID \_\_\_\_\_  
 DRAWN Lucy ORDER DATE 06-30-2020  
 TITLE Signage  
 FILE ID \_\_\_\_\_



<b>LETTERS OF AUTHORITY FOR PERSONAL REPRESENTATIVE</b>	Docket No. MI18P6155EA	<b>Commonwealth of Massachusetts The Trial Court Probate and Family Court</b>
<b>Estate of:</b> Lorraine Seth Campbell <b>Also known as:</b> Lorraine Campbell, Lorraine S Campbell  <b>Date of Death:</b> <u>11/18/2018</u>	Middlesex Probate and Family Court 208 Cambridge Street Cambridge, MA 02141 (617)768-5800	

To:  
**Seth E Campbell**  
**43957 Reliance Court**  
**Ashburn, VA 20147**

You have been appointed and qualified as Personal Representative in  Supervised  Unsupervised  
administration of this estate on February 15, 2019  
(date)

These letters are proof of your authority to act pursuant to G. L. c. 190B, except for the following restrictions if any:

Pursuant to G. L. c. 190B, § 3-108(4), the Personal Representative shall have no right to possess estate assets as provided in § 3-709 beyond that necessary to confirm title thereto in the successors to the estate and claims, other than expenses of administration, if any, shall not be paid.

The Personal Representative was appointed before March 31, 2012 as Executor or Administrator of the estate.



(Do Not Write Below This Line-For Court Use Only)



### CERTIFICATION

I certify that it appears by the records of this Court that said appointment remains in full force and effect. IN TESTIMONY WHEREOF I have hereunto set my hand and affixed the seal of said Court.

Date February 21, 2019

  
\_\_\_\_\_  
Tara E. DeCristofaro, Register of Probate



<b>DECREE AND ORDER ON PETITION FOR FORMAL ADJUDICATION</b>			Docket No. <b>18P6155EA</b>	Commonwealth of Massachusetts The Trial Court Probate and Family Court	
Estate of: <u>Lorraine</u> <u>Seth</u> <u>Campbell</u> First Name                      Middle Name                      Last Name			Middlesex                      Division		
Also Known As: <u>Lorraine S. Campbell, Lorraine Campbell</u>					
Date of Death: <u>November 18, 2018</u>					

After a hearing or on the uncontested Petition for Formal Adjudication dated: 11-30-18

**THE COURT FINDS:**

1. The Petitioner is an interested person and has filed a complete and verified Petition.
2. The Decedent died on November 18, 2018  
(date)  
 domiciled in Massachusetts    OR     \_\_\_\_\_
3. The Petition was filed within the time period permitted by law.
4. Any required notices have been given to or waived by all interested persons and any guardian *ad litem* appointed has assented to the Petition and/or the report of the guardian *ad litem* has been considered by the court.
5. Venue is proper.
6.  The Decedent did not leave a will.
7.  The Decedent left a will.
  - A.  The original will is filed. The will is dated December 17, 2012  
(date) . The dates of all codicils are \_\_\_\_\_  
date(s) . The will and any codicils are referred to as the will.

**Based on a preponderance of credible evidence presented, the court is satisfied that:**  
The will is valid and unrevoked. There are no known prior wills that have not been expressly revoked by a later instrument. The will is the Decedent's last will.

--OR--

- B.  The original will has been lost, destroyed, or is otherwise unavailable. The copy of the will or the statement of its contents is dated \_\_\_\_\_  
(date) . The dates of all codicils are \_\_\_\_\_  
date(s) .  
The copy of the will, or the statement of its contents, and any codicils are referred to as the will.

**Based on a preponderance of the credible evidence presented, the court is satisfied that:**

- a. The contents of the will are as stated in the copy or statement filed with the court.
- b. The will is valid and unrevoked. There are no known prior wills that have not been expressly revoked by a later instrument. The will is the Decedent's last will.

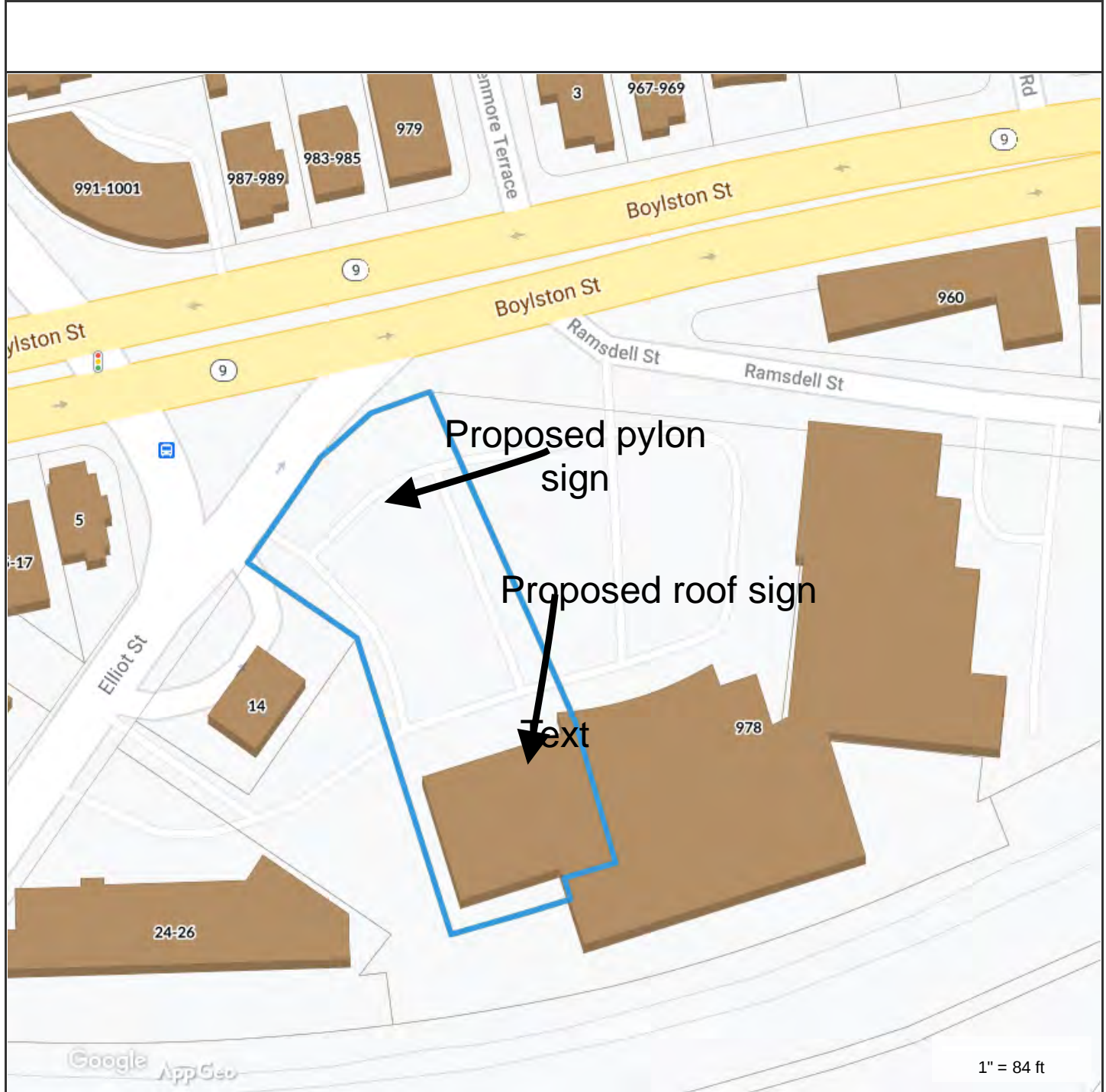












**Property Information**

Property ID 51025 0002  
 Location 980 BOYLSTON ST  
 Owner CAMPBELL LORRAINE S



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

City of Newton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/09/2018  
 Data updated 11/14/2018





**City of Newton, Massachusetts**  
 Department of Planning and Development  
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone (617) 796-1120  
 Telefax (617) 796-1086  
 www.newtonma.gov

Ruthanne Fuller  
 Mayor

Barney Heath  
 Director

**SIGN PERMIT APPLICATION**

PROJECT #: **20110014** DATE RECEIVED: \_\_\_\_\_ ZONING DISTRICT: BUI  
 PROPERTY ADDRESS: 277 Auburn Street, Newton MA 02466

**SIGN INFORMATION** **271-283 Auburn St**

USE OF PROPERTY:  
 (check all that apply)

- COMMERCIAL       MULTI-FAMILY RESIDENCE  
 ONE OR TWO-FAMILY RESIDENCE       INSTITUTIONAL USE

**PROPOSED SIGNAGE:**

Description	Sign Type	Size (sq. ft.)	Mount Type	Illumination	Facade Frontage (ft.)
<i>i.e. Joe's Hardware</i>	<i>Principal</i>	<i>32</i>	<i>Wall Mounted</i>	<i>Non-illuminated</i>	<i>105</i>
<i>Ward 4 Restaurant/Bar</i>	<i>Principal</i>	<i>35</i>	<i>Wall mounted</i>	<i>Facade mounted lights</i>	<i>32</i>

IS THE PROPOSED SIGN(S) IN A HISTORIC DISTRICT?  NO  IF YES, WHICH: \_\_\_\_\_

**EXISTING SIGNAGE:**

Description	Sign Type	Size (sq. ft.)	Mount Type	Illumination	Side of Building
<i>i.e. Joe's Hardware</i>	<i>Principal</i>	<i>32</i>	<i>Wall Mounted</i>	<i>Non-illuminated</i>	<i>North</i>
<i>None - new Business</i>					

**APPLICATION AUTHORIZATIONS**

PROPERTY OWNER: Walter Devine (PRINT NAME) [Signature] (SIGNATURE) 10/21/20 (DATE)

APPLICANT/AGENT: Walter Devine (PRINT NAME) [Signature] (SIGNATURE) 10/21/20 (DATE)

PHONE #: 617-244-8869 EMAIL ADDRESS: wecl@ndlaw.biz

ADDRESS: 277 Auburn Street, Suite B, Newton MA 02466

The applicant/agent is the primary contact and may be any individual representing the establishment

- By signing above, I certify:
- The property owner has approved the proposed sign and authorized its installation.
  - The application is complete and accurate.

NOTE: Building permits **WON'T** be accepted until after Urban Design Commission's decision.



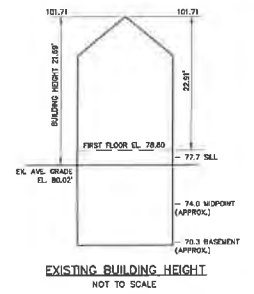
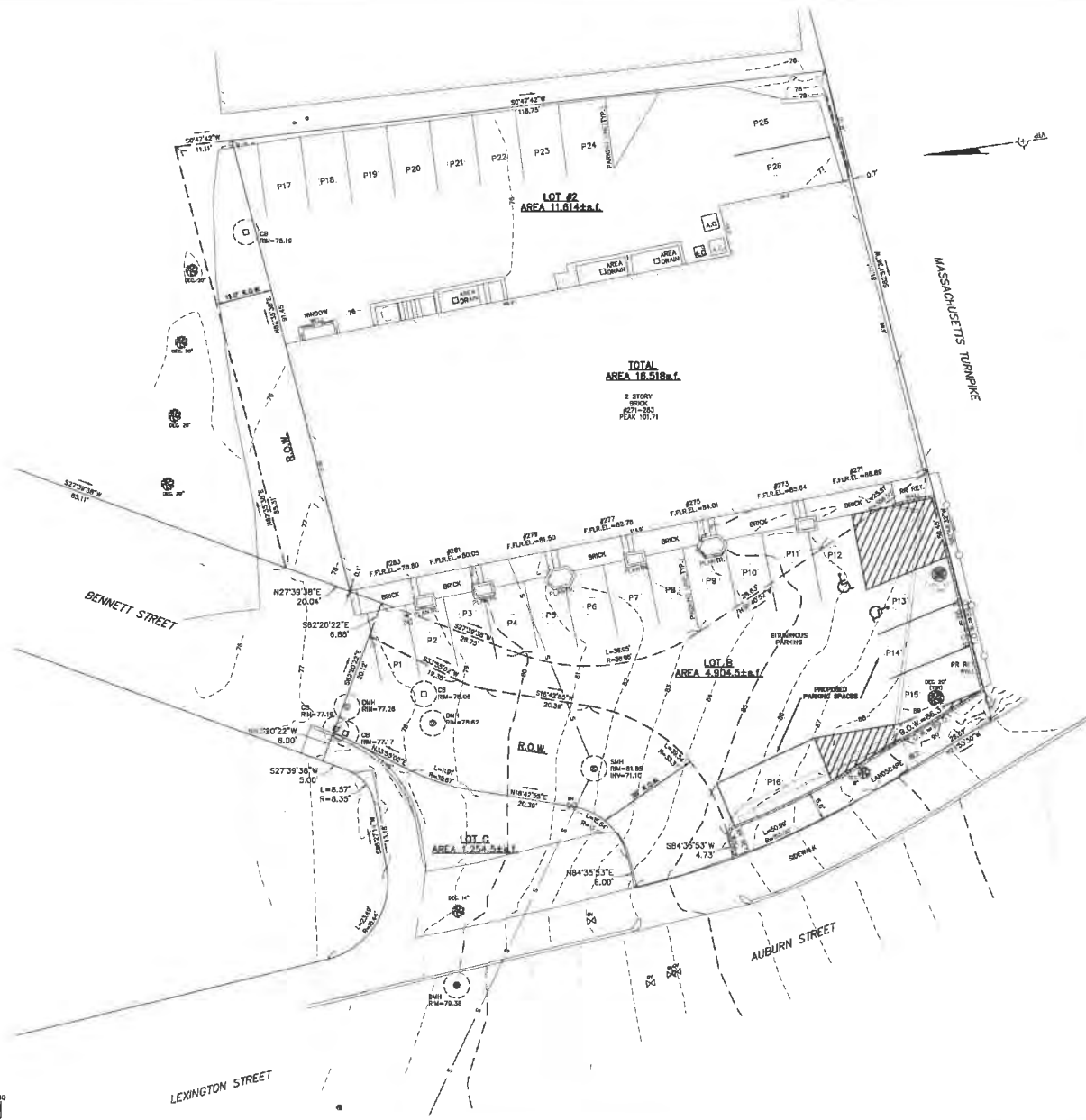




2/28/2018 10:28 AM

**LEGEND**

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	
CONTOUR	
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	
DRAIN LINE	
WATER LINE	
GAS LINE	
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	
CONIFEROUS TREE	



Address: #271-283 Auburn St

**Length Weighted Mean Existing Average Grade Calculation**

Segment	Length of Segment	Height of Peak Point	Height of Low Point	Weighted Average	Result
1	114.80	88.52	77.50	85.11	5923.61 Sq. Ft.
2	50.00	78.00	75.83	76.80	3840.00 Sq. Ft.
3	35.00	77.75	75.75	76.75	2687.50 Sq. Ft.
4	33.00	77.83	76.54	77.19	2549.16 Sq. Ft.
5	28.00	77.10	76.51	76.81	1990.88 Sq. Ft.
6	26.00	86.00	79.00	83.75	2166.00 Sq. Ft.
<b>Total</b>	<b>349.7</b>				<b>27984.01 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade

**Average Grade: 80.02'**

**ZONING CHART**  
NEWTON, MASSACHUSETTS

ZONE: BU-1

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 s.f.	16,518 s.f.	N.C.
LOT FRONTAGE	60.0'	140.18'	N.C.
FRONT SETBACK	-	0.0'	N.C.
SIDE SETBACK	-	0.0'	N.C.
REAR SETBACK	0.0'	21.8'	N.C.
BUILDING HEIGHT	24.0'	21.89'	N.C.
AVERAGE GRADE	-	80.02'	N.C.

\* SEC 30-15: THE FRONT SETBACK SHALL BE THE AVERAGE OF THE SETBACKS OF THE BUILDING NEAREST THERE TO ON EITHER SIDE.

\*\* SEC 30-15: THE SIDE SETBACK SHALL BE 1/2 THE BUILDING HEIGHT OR A DISTANCE EQUAL TO THE SIDE YARD SETBACK OF THE ADJUTING PROPERTY AT ANY GIVEN SIDE YARD.

**TOPOGRAPHIC SITE PLAN**  
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS  
AT #271-283 AUBURN STREET

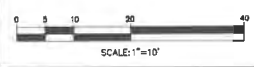
SCALE: 1/4"=10ft. DATE: 30 MARCH, 2018

PROJECT: 214218

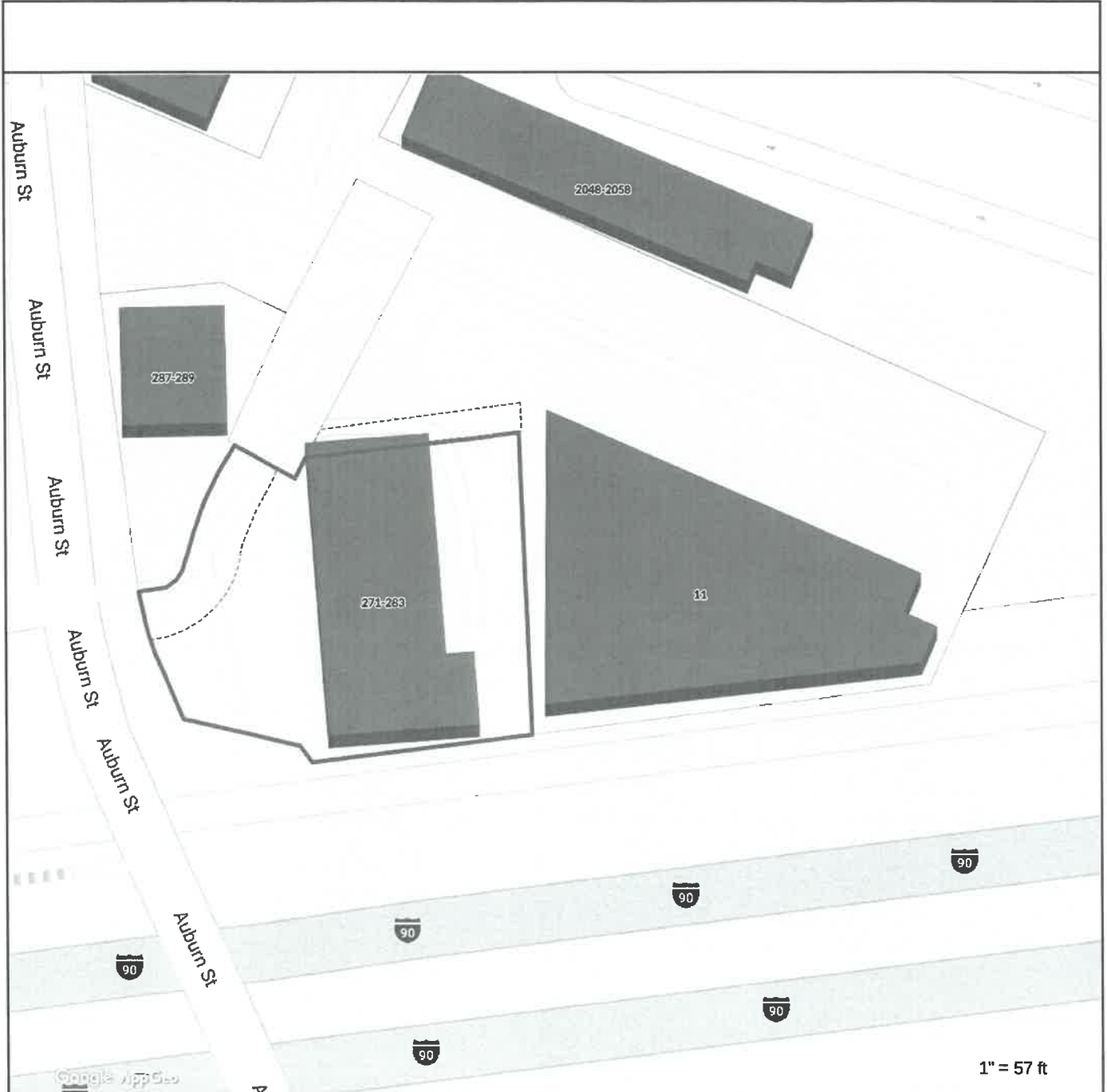
**VTP**  
ASSOCIATES

INC.  
LAND SURVEYORS - CIVIL ENGINEERS 132  
ADAMS STREET 2ND FLOOR SUITE 3  
NEWTON, MA 02458  
(617) 552-9271

SHEET 1 OF 1







**Property Information**

**Property ID** 44025 0002  
**Location** 271-283 AUBURN ST  
**Owner** NOBLE & DEVINE HOLDING CO LLC



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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Geometry updated 11/09/2018  
Data updated 11/14/2018



**Pooch Parlour**  
Dog grooming  
617-965-5640

**Pooch  
Parlour**  
Dog Grooming  
617-965-5640

**BOWERS, SCIPIONE & PHILLIPS**  
Insurance Agency, Inc.

185

**ERE-STONE PROPERTIES**

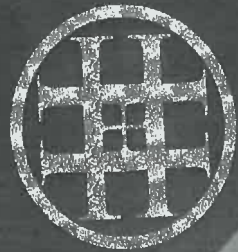


**DS** DENTAL  
SPECIALISTS  
NEWTON

IMPLANTS • COSMETICS • GENERAL DENTISTRY

271

Family Dentistry



HEATHER VAUGHAN  
ARTS OF DESIGN

271  
Dental  
Specialists

Nath. P. Orenstein,  
DMD

7669-3144

Dental  
Specialists

N. P. Orenstein,  
DMD

7669-3144





FIRST CLASS  
HOTEL & RESTAURANT

KNOTTY PINE LUNCH

The Dressing Room





NOBLE & DEVINE, LLP  
Attorneys at Law

 **CARDIO HIGH**  
**High Intensity  
Low Impact  
Fitness**

275B  
277B

 **RDIO HIGH**  
**LOWER LEVEL**



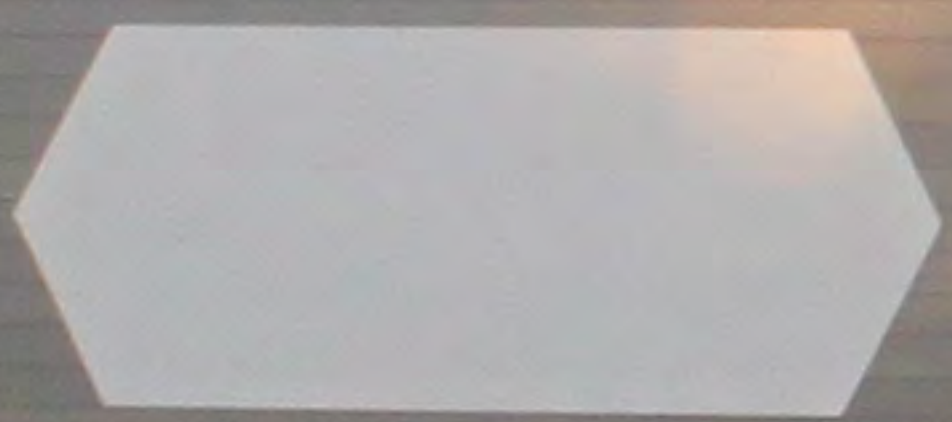




Pooch Parlour  
Dog Grooming  
833-999-0040

Pooch Parlour  
Dog Grooming  
833-999-0040

EVERBILT EVERBILT EVERBILT EVERBILT EVERBILT EVERBILT EVERBILT



275B  
277B

High Intensity  
Low Impact  
Fitness

273



VAUGHAN  
DESIGN

271

DS DENTAL SPECIALISTS  
KAYTON

IMPLANTS COSMETIC GENERAL DENTISTRY

Family Dentistry





EVERBILT EVERBILT EVERBILT EVERBILT EVERBILT EVERBILT



BOWERS, SCIPIONE & PHILLIPS  
Insurance Agency, Inc.

281

EMERALD STONE PROPERTIES

NOBLE & DEVINE  
Attorneys at Law

275B  
277B

High Intensity  
Low Impact  
Fitness



HEATHER VACCARIAN

DS  
DENTAL SPECIALISTS  
HEALTH

273

271





**Pooch Parlour**  
Dog grooming  
617-965-5640

**Pooch Parlour**  
Dog Grooming  
617-965-5640

BOWERS, SCIPIONE & PHILLIPS  
Insurance Agency, Inc.

281

REDSTONE PROPERTIES

NOBLE & DEVINE, LLP  
Attorneys at Law

275B  
277B

High Intensity  
Low Impact  
Fitness

273





**City of Newton, Massachusetts**  
 Department of Planning and Development  
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
 (617) 796-1120  
 Telefax  
 (617) 796-1086  
 www.newtonma.gov

Ruthanne Fuller  
 Mayor

Barney Heath  
 Director

**2011018**

**SIGN PERMIT APPLICATION**

PROJECT #: Bluebird Bar DATE RECEIVED: \_\_\_\_\_ ZONING DISTRICT: \_\_\_\_\_  
 PROPERTY ADDRESS: 1293 Washington Street

**SIGN INFORMATION**  
**USE OF PROPERTY:**  
 (check all that apply)

**527 Waltham St**

- COMMERCIAL  MULTI-FAMILY RESIDENCE  
 ONE OR TWO-FAMILY RESIDENCE  INSTITUTIONAL USE

**PROPOSED SIGNAGE:**

Description	Sign Type	Size (sq. ft.)	Mount Type	Illumination	Façade Frontage (ft.)
<i>i.e. Joe's Hardware</i>	<i>Principal</i>	32	<del>Wall Mounted</del>	<del>Non-illuminated</del>	105
Bluebird Bar	Principal <input type="checkbox"/>	28	Wall Mounted <input type="checkbox"/>	Non-illuminate <input type="checkbox"/>	55
Bluebird Bar	Principal <input type="checkbox"/>	12	Wall Mounted <input type="checkbox"/>	Non-illuminate <input type="checkbox"/>	55
Late Night Menu-Desserts	Secondary <input type="checkbox"/>	13	Wall Mounted <input type="checkbox"/>	Non-illuminate <input type="checkbox"/>	55
Waltham St Breakfast	Secondary <input type="checkbox"/>	5	Wall Mounted <input type="checkbox"/>	Non-illuminate <input type="checkbox"/>	62
Cocktails Espresso	Secondary <input type="checkbox"/>	10	Wall Mounted <input type="checkbox"/>	Non-illuminate <input type="checkbox"/>	62
Booth service catering	Secondary <input type="checkbox"/>	12	Wall Mounted <input type="checkbox"/>	Non-illuminate <input type="checkbox"/>	62

IS THE PROPOSED SIGN(S) IN A HISTORIC DISTRICT?  NO  IF YES, WHICH: \_\_\_\_\_

**EXISTING SIGNAGE:**

Description	Sign Type	Size (sq. ft.)	Mount Type	Illumination	Side of Building
<i>i.e. Joe's Hardware</i>	<i>Principal</i>	32	<i>Wall Mounted</i>	<i>Non-illuminated</i>	<i>North</i>
Lumiere Rest	Principal <input type="checkbox"/>	40	Wall Mounted <input type="checkbox"/>	Non-illuminate <input type="checkbox"/>	South <input type="checkbox"/>
Lumier Rest	Secondary <input type="checkbox"/>	40	Wall Mounted <input type="checkbox"/>	Non-illuminate <input type="checkbox"/>	East <input type="checkbox"/>
Lumiere Rest	Principal <input type="checkbox"/>	20	Wall Mounted <input type="checkbox"/>	Non-illuminate <input type="checkbox"/>	South <input type="checkbox"/>

**APPLICATION AUTHORIZATIONS**

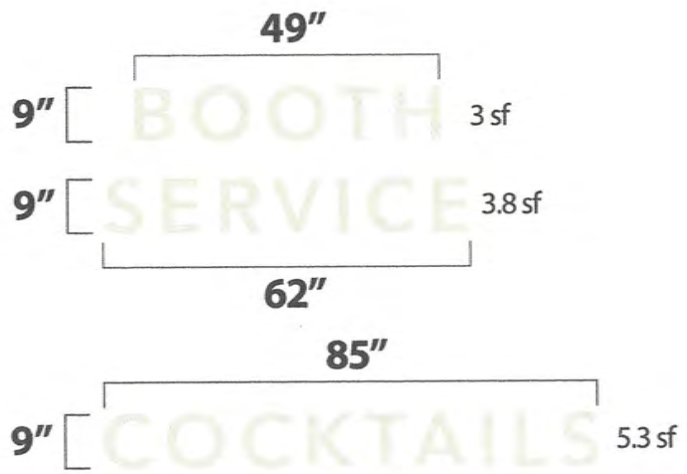
PROPERTY OWNER: Kenmore Realty Corp.  
 (PRINT NAME) \_\_\_\_\_ (SIGNATURE) \_\_\_\_\_ (DATE) \_\_\_\_\_  
 APPLICANT/AGENT: DAVID SARDELLA  
 (PRINT NAME) \_\_\_\_\_ (SIGNATURE) \_\_\_\_\_ (DATE) 10/29/20  
 PHONE #: 857-260-3775 EMAIL ADDRESS: david.sardella@gmail.com  
 ADDRESS: 1293 WASHINGTON ST. NEWTON, MA 02465

*The applicant/agent is the primary contact and may be any individual representing the establishment*

- By signing above, I certify:
- The property owner has approved the proposed sign and authorized its installation.
  - The application is complete and accurate.

**NOTE: Building permits WON'T be accepted until after Urban Design Commission's decision.**





**PROPOSED SIGN**

(5) sets of 9" Dimensional letters painted tan mounted with metal studs and fasteners to new aluminum fascia board.



**EXISTING SIGN**

**AMERICAN**  
**BUILDING & SIGN**  
**SERVICE**

203 North Street, Newton, MA 02460





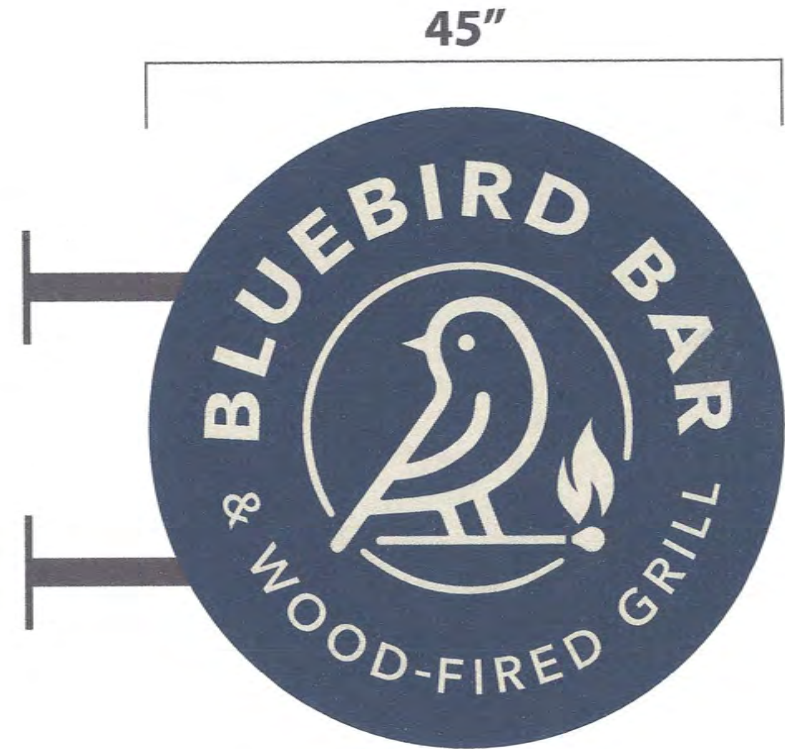
**AMERICAN**  
**BUILDING & SIGN**  
**SERVICE**

203 North Street, Newton, MA 02460





**EXISTING SIGN**



**PROPOSED SIGN**

45" dia. aluminum cabinet with welded internal frame and face.

The cabinet will be painted blue with tan 3/8" dimensional letters glued to the face.

The sign will be externally illuminated with (2) existing fixtures and will be mounted with welded plates and fasteners to the concrete fascia in the same location as the existing sign.

**AMERICAN  
BUILDING & SIGN  
SERVICE**

203 North Street, Newton, MA 02460



181"

14" [ **BLUEBIRD BAR** 17.5 sf  
9" [ **& WOOD-FIRED GRILL** 10.5 sf

168"

**PROPOSED SIGN**

(2) sets of 14" & 9" Dimensional letters painted tan mounted with metal studs and fasteners to new aluminum fascia board.



**AMERICAN**  
**BUILDING & SIGN**  
**SERVICE**

203 North Street, Newton, MA 02460





PROPOSED SIGN

**AMERICAN**  
**BUILDING & SIGN**  
**SERVICE**

200 North Street, Newton, MA 02460



141"

9"

LATE NIGHT MENU

8.8 sf

75"

9"

DESSERTS

4.6 sf

**PROPOSED SIGN**

(2) sets of 9" Dimensional letters painted tan mounted with metal studs and fasteners to new aluminum fascia board.



EXISTING SIGN

**AMERICAN**  
**BUILDING & SIGN**  
**SERVICE**

203 North Street, Newton, MA 02460











4' HEIGHT



4'x10'



NEED HEIGHT OF LETTERING + WIDTH ON PANELS  
CUT P.V.C. 3/4" 16" LETTERS





REFER TO DRAWINGS FOR SQUARE FOOTAGE + COPY

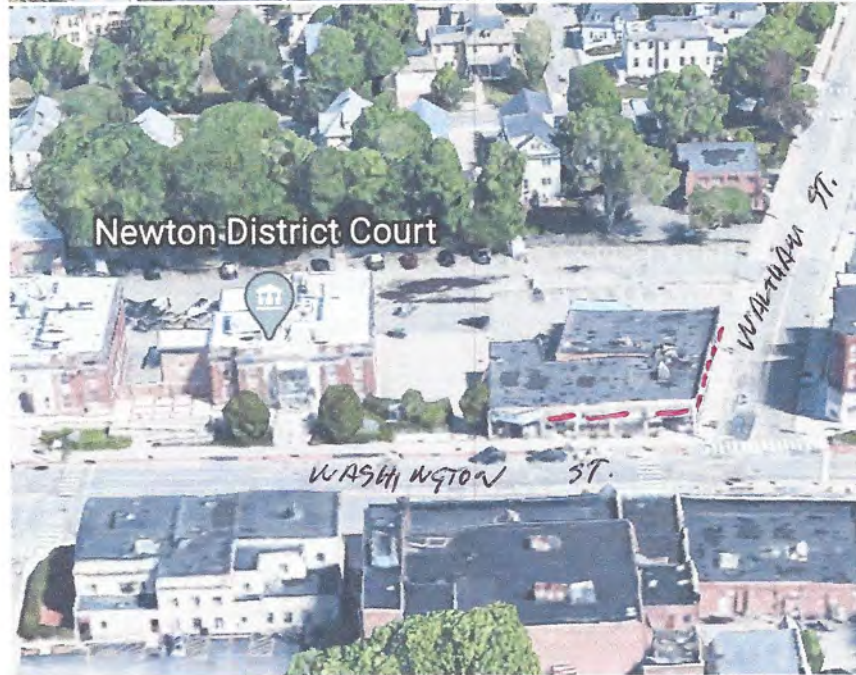




MALHAM ST

WASHINGTON ST

REFER TO DRAWINGS FOR SIGNAGE



Newton-District Court

WASHINGTON ST

MALHAM ST

Delete Spam Actions Apply





**City of Newton, Massachusetts**  
 Department of Planning and Development  
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
 (617) 796-1120  
 Telefax  
 (617) 796-1086  
 www.newtonma.gov

Ruthanne Fuller  
 Mayor

Barney Heath  
 Director

**SIGN PERMIT APPLICATION**

PROJECT #: **20110010** DATE RECEIVED: \_\_\_\_\_ ZONING DISTRICT: \_\_\_\_\_  
 PROPERTY ADDRESS: 21 Needham Street, Newton, MA, 02461

**SIGN INFORMATION**  
**USE OF PROPERTY:**  
 (check all that apply)

**19-31 Needham St**

- COMMERCIAL       MULTI-FAMILY RESIDENCE  
 ONE OR TWO-FAMILY RESIDENCE       INSTITUTIONAL USE

**PROPOSED SIGNAGE:**

Description	Sign Type	Size (sq. ft.)	Mount Type	Illumination	Facade Frontage (ft.)
<i>i.e. Joe's Hardware</i>	<i>Principal</i>	32	<i>Wall Mounted</i>	<i>Non-illuminated</i>	105
Mavis Tire- See Attached	Directory	2	Free-standing	Internally	
Mavis Tires- See Attached	Directory	2	Free-standing	Internally	
Mavis Tires- See Attached	Principal	72	Wall Mounted	Internally	100
"Service"	Secondary	17	Wall Mounted	Internally	160

IS THE PROPOSED SIGN(S) IN A HISTORIC DISTRICT?  NO  IF YES, WHICH: N/A

**EXISTING SIGNAGE:**

Description	Sign Type	Size (sq. ft.)	Mount Type	Illumination	Side of Building
<i>i.e. Joe's Hardware</i>	<i>Principal</i>	32	<i>Wall Mounted</i>	<i>Non-illuminated</i>	<i>North</i>
National Tire & Battery	Directory	2	Free-standing	Internally	
National Tire & Battery	Directory	2	Free-standing	Internally	
NTB- See Attached	Principal	79	Wall Mounted	Internally	
"Service"	Directory	17	Wall Mounted	Internally	

**APPLICATION AUTHORIZATIONS**

PROPERTY OWNER: \_\_\_\_\_ (PRINT NAME) \_\_\_\_\_ (SIGNATURE) \_\_\_\_\_ (DATE)  
 APPLICANT/AGENT: Haley Linville Haley J Linville 11/03/20  
 (PRINT NAME) (SIGNATURE) (DATE)  
 PHONE #: 574-232-4474 EMAIL ADDRESS: hjlerville@sesbranding.com  
 ADDRESS: 6001 Nimitz Parkway, South Bend, IN, 46628

*The applicant/agent is the primary contact and may be any individual representing the establishment*

By signing above, I certify: - The property owner has approved the proposed sign and authorized its installation.  
 - The application is complete and accurate.

NOTE: Building permits WON'T be accepted until after Urban Design Commission's decision.



# **MAVIS TIRES & BRAKES** At **DISCOUNT PRICES**

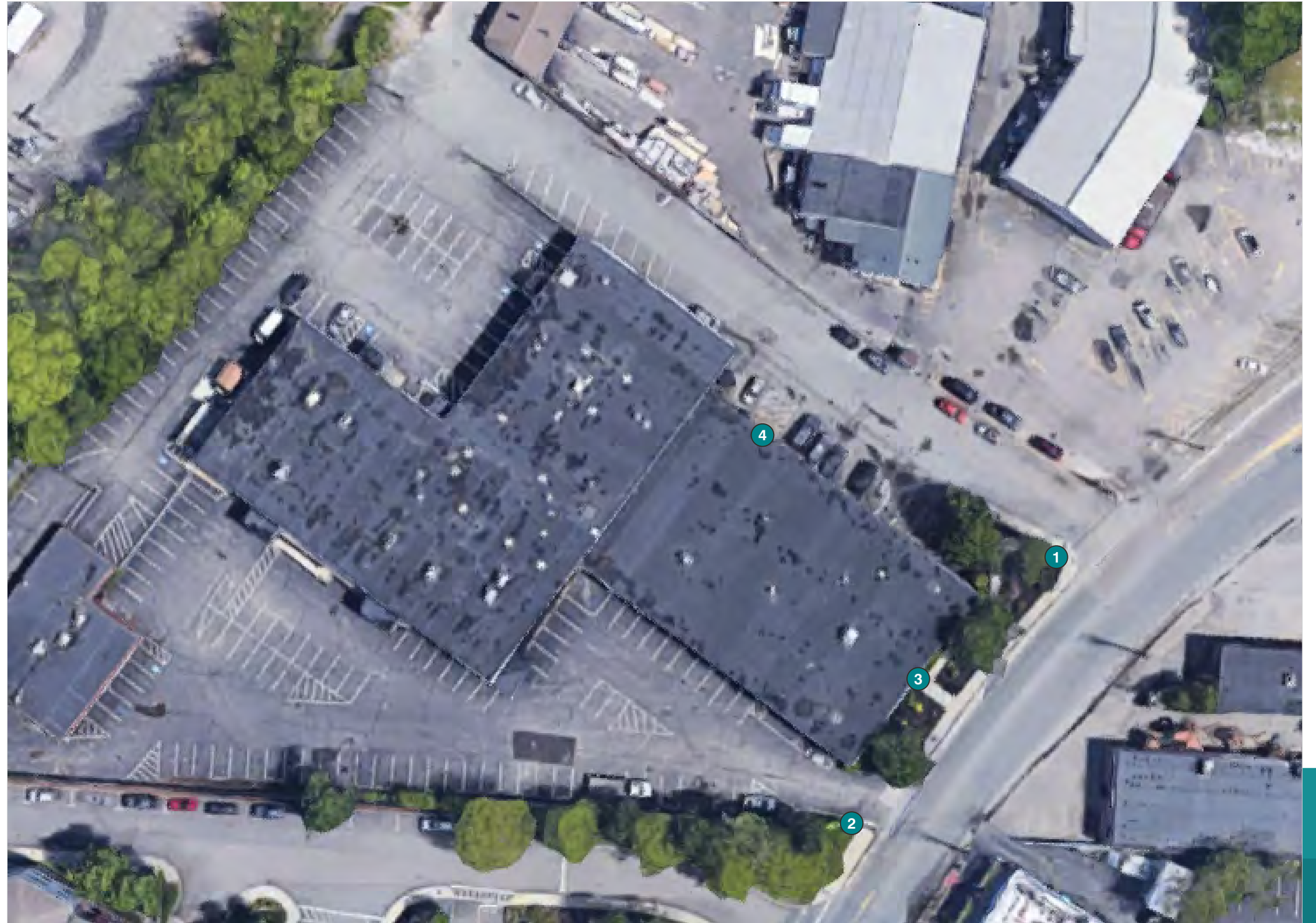
## Site Survey Program



Site ID: 1138  
Site Name: Mavis Newton  
Address: 21 Needham Street  
City: Newton  
State: MA  
Zip: 2461

06-04-20



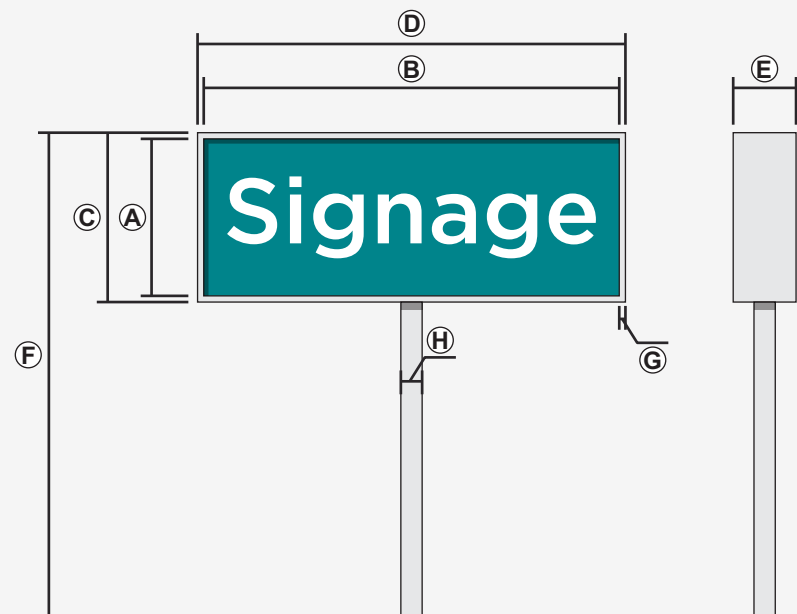




Sign 1

Existing

Description: Multi-Tenant Pylon  
Face Count: 2  
Illumination: Internally Illuminated  
Sign Material: Plex  
Sign Support: Concrete Slab



A. V.O. Height:	7 1/2"	F. Overall Height:	7'-6 1/2"
B. V.O. Width:	2'-10 1/4"	G. Retainer Width:	1 1/2"
C. Cabinet Height:	5'-1"	H. Pole Width:	3"
D. Cabinet Width:	6'-0 3/4"	Sign Setback:	6'-0"
E. Sign Depth:	1'-0"	Setback Measured From:	Sidewalk

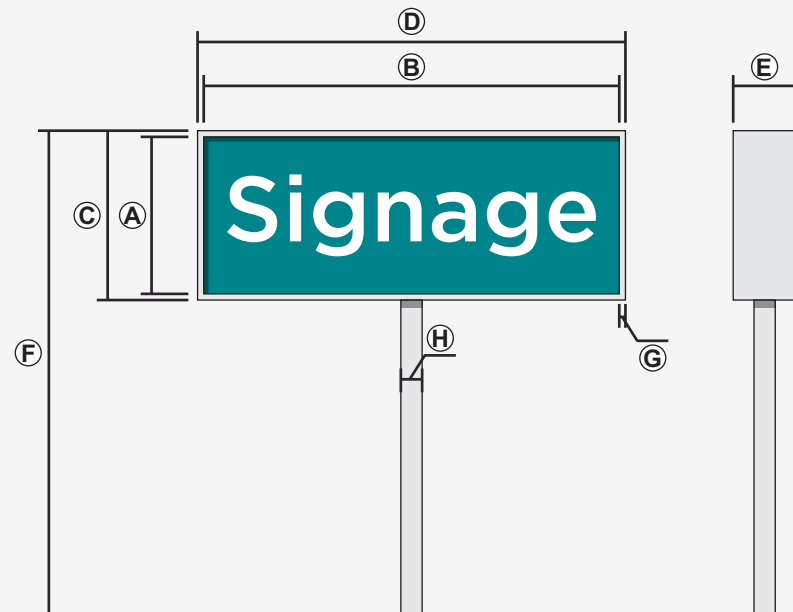




Sign 1

Proposed

Description: Multi-Tenant Pylon  
Face Count: 2  
Illumination: Internally Illuminated  
Sign Material: Plex  
Sign Support: Concrete Slab



A. V.O. Height:	7 1/2"	F. Overall Height:	7'-6 1/2"
B. V.O. Width:	2'-10 1/4"	G. Retainer Width:	1 1/2"
C. Cabinet Height:	5'-1"	H. Pole Width:	3"
D. Cabinet Width:	6'-0 3/4"	Sign Setback:	6'-0"
E. Sign Depth:	1'-0"	Setback Measured From:	Sidewalk



Recommended

Rec Action: Reface Sign Type: Custom Face

Rec SF: 1.78 Rec Dimensions: 7 1/2" x 2'-10 1/4"

Wall Repair / Additional Comments

Recommended

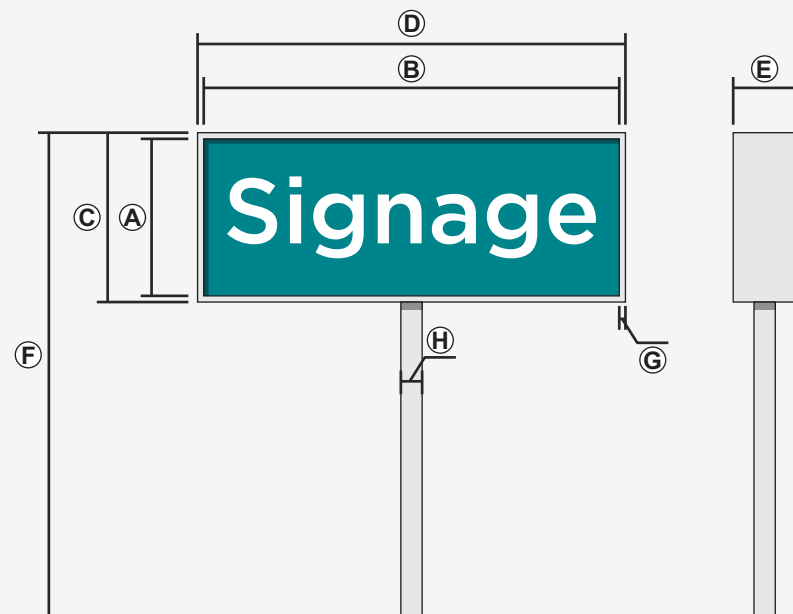
**Mavis Tires & Brakes**  
**At Discount Prices**



Sign 2

Existing

Description: Multi-Tenant Pylon  
Face Count: 2  
Illumination: Internally Illuminated  
Sign Material: Plex  
Sign Support: Direct Burial



A. V.O. Height:	5"	F. Overall Height:	7'-6 1/2"
B. V.O. Width:	3'-9 3/4"	G. Retainer Width:	1 1/2"
C. Cabinet Height:	5'-10"	H. Pole Width:	2 1/2"
D. Cabinet Width:	4'-0 1/2"	Sign Setback:	2'-3"
E. Sign Depth:	1'-0"	Setback Measured From:	Sidewalk

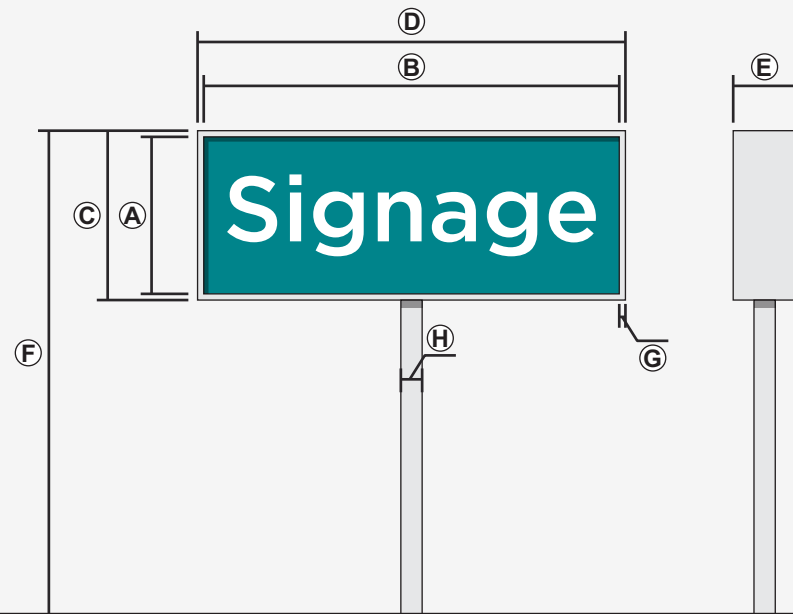




Sign 2

Proposed

Description: Multi-Tenant Pylon  
Face Count: 2  
Illumination: Internally Illuminated  
Sign Material: Plex  
Sign Support: Direct Burial



A. V.O. Height:	5"	F. Overall Height:	7'-6 1/2"
B. V.O. Width:	3'-9 3/4"	G. Retainer Width:	1 1/2"
C. Cabinet Height:	5'-10"	H. Pole Width:	2 1/2"
D. Cabinet Width:	4'-0 1/2"	Sign Setback:	2'-3"
E. Sign Depth:	1'-0"	Setback Measured From:	Sidewalk

Side A



Recommended

**Mavis Tires & Brakes At Discount Prices**

Recommended

Rec Action: **Reface** Sign Type: **Custom Face**

Rec SF: **1.59** Rec Dimensions: **5" x 3'-9 3/4"**

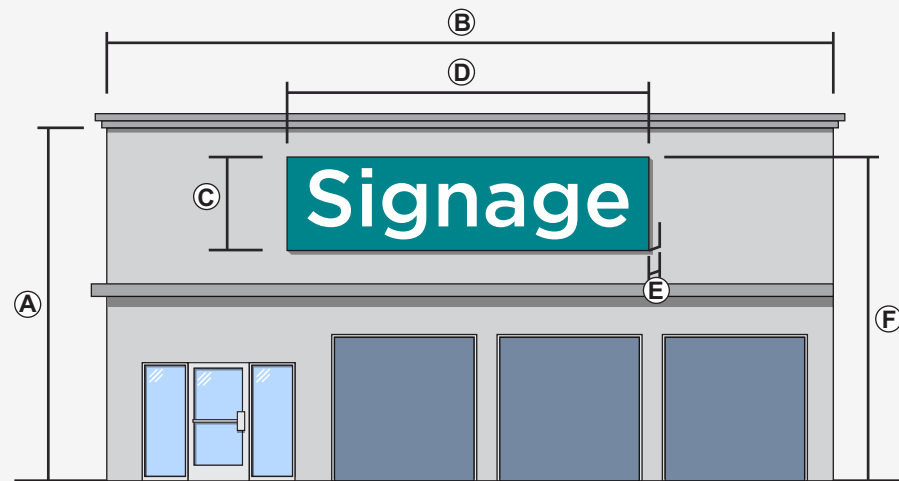
Wall Repair / Additional Comments



### Sign 3

Existing

Description:	Wall Sign - Channel Letters	Attachment:	Bolted
Face Count:	1	Available Height:	5'-8"
Illumination:	Internally Illuminated	Available Width:	10'-0"
Sign Material:	Plex	Fascia PMS Color:	9423v
Wall Material:	Brick		



A. Building Height:	15'-8"	D. Sign Width:	18'-4"
B. Building Width:	100'-0"	E. Sign Depth:	8"
C. Sign Height:	4'-4"	F. Overall Height:	14'-10"

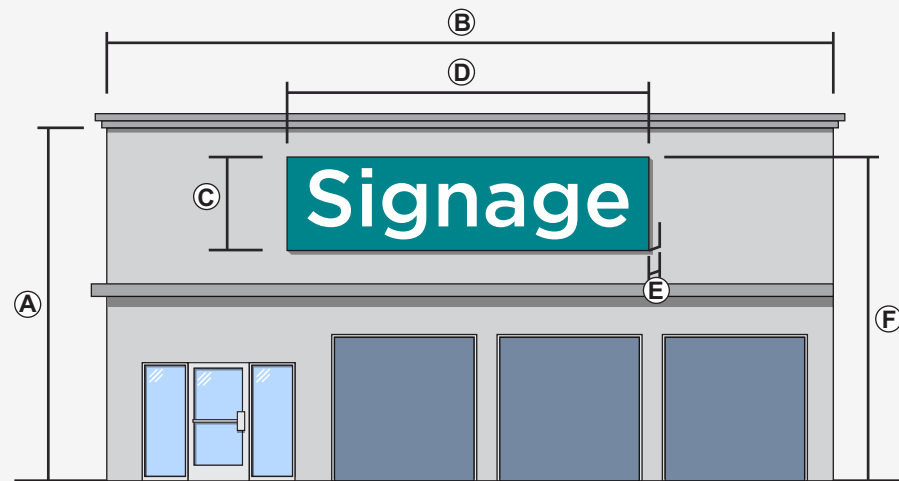




Sign 3

Proposed

Description:	Wall Sign - Cloud Letters	Attachment:	Flush
Face Count:	1	Available Height:	5'-8"
Illumination:	Internally Illuminated	Available Width:	10'-0"
Sign Material:	Plex	Fascia PMS Color:	9423v
Wall Material:	Brick		



A. Building Height:	15'-8"	D. Sign Width:	28'-1 3/8"
B. Building Width:	100'-0"	E. Sign Depth:	5"
C. Sign Height:	2'-6 13/16"	F. Overall Height:	14'-10"

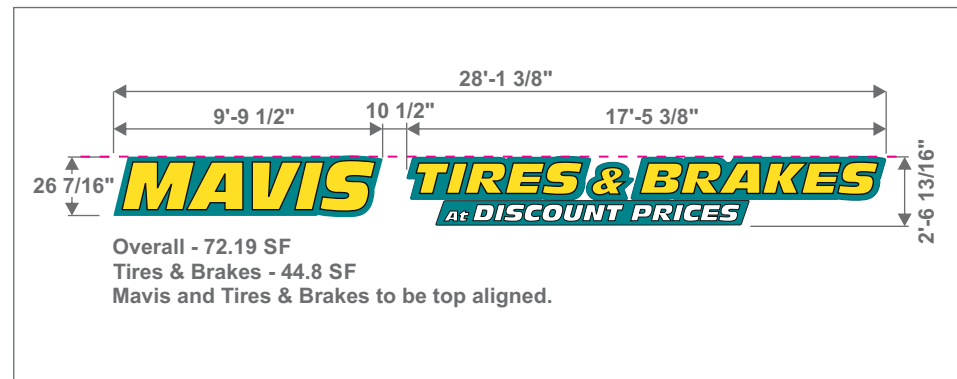


Recommended

Recommended

Rec Action: Replace	Sign Type: Cloud Letters
Rec SF: 72.19	Rec Dimensions: 2'-6 13/16" x 28'-1 3/8"

Wall Repair / Additional Comments  
Backer Panel Dimensions: 3'-4" x 29'-0".

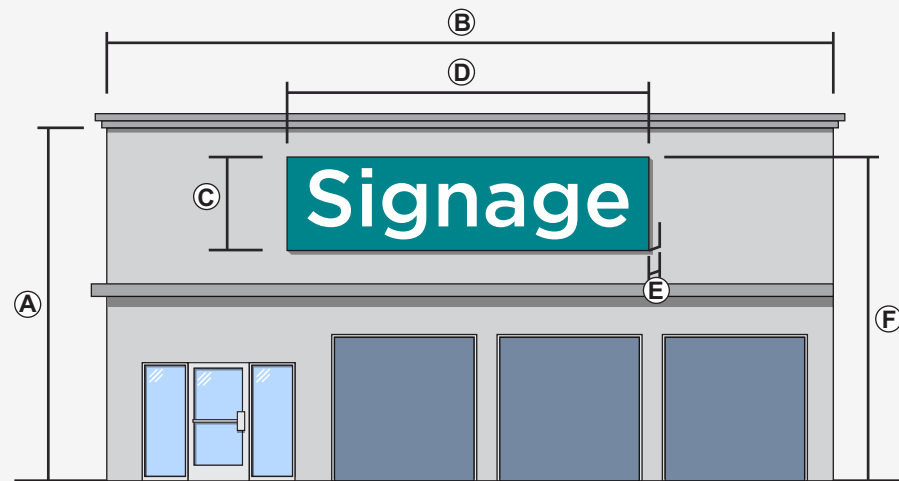




# Sign 4

Existing

Description:	Wall Sign - Cabinet	Attachment:	Bolted
Face Count:	1	Available Height:	3'-4"
Illumination:	Internally Illuminated	Available Width:	11'-6"
Sign Material:	Plex	Fascia PMS Color:	9423c
Wall Material:	Brick		



A. Building Height:	15'-8"	D. Sign Width:	12'-2"
B. Building Width:	160'-0"	E. Sign Depth:	8"
C. Sign Height:	1'-5"	F. Overall Height:	12'-2"

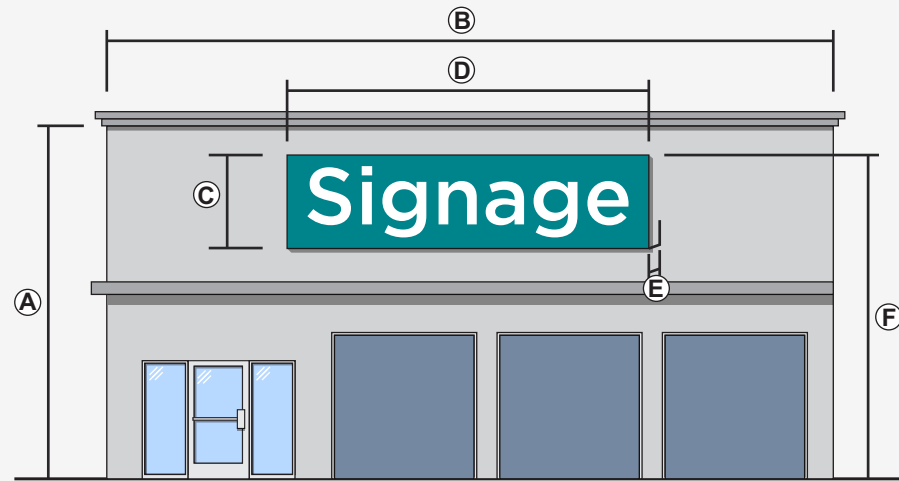




Sign 4

Proposed

Description:	Wall Sign - Cabinet	Attachment:	Bolted
Face Count:	1	Available Height:	3'-4"
Illumination:	Internally Illuminated	Available Width:	11'-6"
Sign Material:	Plex	Fascia PMS Color:	9423c
Wall Material:	Brick		



A. Building Height:	15'-8"	D. Sign Width:	12'-2"
B. Building Width:	160'-0"	E. Sign Depth:	8"
C. Sign Height:	1'-5"	F. Overall Height:	12'-2"



Recommended



Recommended

Rec Action: **Reface**      Sign Type: **Custom Face**

Rec SF: **17.25**      Rec Dimensions: **1'-5" x 12'-2"**

Wall Repair / Additional Comments





City of Newton, Massachusetts  
 Department of Planning and Development  
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
 (617) 796-1120  
 Telefax  
 (617) 796-1086  
 www.newtonma.gov

Ruthanne Fuller  
 Mayor

Barney Heath  
 Director

SIGN PERMIT APPLICATION

PROJECT #: **20110016** DATE RECEIVED: \_\_\_\_\_ ZONING DISTRICT: Bu2

PROPERTY ADDRESS: 697 WASHINGTON

SIGN INFORMATION

USE OF PROPERTY:  
 (check all that apply)

- COMMERCIAL  
 ONE OR TWO-FAMILY RESIDENCE  
 MULTI-FAMILY RESIDENCE  
 INSTITUTIONAL USE

PROPOSED SIGNAGE:

**REVISOR 11/3/2020**

Description	Sign Type	Size (sq. ft.)	Mount Type	Illumination	Facade Frontage (ft.)
<i>i.e. Joe's Hardware</i>	<i>Principal</i>	<i>32</i>	<i>Wall Mounted</i>	<i>Non-illuminated</i>	<i>105</i>
<i>GARDEN REMEDIES</i>	<i>SECONDARY</i>	<i>24</i>	<i>WALL MOUNTED</i>	<i>EXT ILLUM.</i>	<i>41</i>
<i>GARDEN REMEDIES</i>	<i>PRINCIPAL</i>	<i>60</i>	<i>WALL MOUNTED</i>	<i>EXT ILLUM.</i>	<i>93</i>

IS THE PROPOSED SIGN(S) IN A HISTORIC DISTRICT?  NO  IF YES, WHICH: \_\_\_\_\_

EXISTING SIGNAGE:

Description	Sign Type	Size (sq. ft.)	Mount Type	Illumination	Side of Building
<i>i.e. Joe's Hardware</i>	<i>Principal</i>	<i>32</i>	<i>Wall Mounted</i>	<i>Non-illuminated</i>	<i>North</i>
<i>ENTRANCE</i>	<i>DIRECTIONAL</i>	<i>7</i>	<i>WALL</i>	<i>EXT ILLUM.</i>	<i>FRONT</i>

APPLICATION AUTHORIZATIONS

PROPERTY OWNER: MARK F. DONATO, TRUSTEE (PRINT NAME) [Signature] (SIGNATURE) 11/3/2020 (DATE)  
 APPLICANT/AGENT: HEATHER HOPKINS DUDKO (PRINT NAME) [Signature] (SIGNATURE) 11/2/2020 (DATE)  
 PHONE #: 508-612-6954 EMAIL ADDRESS: hwoodhopk@charter.net  
 ADDRESS: 27 OLD MEETINGHOUSE ROAD, AUBURN, MA 01501

The applicant/agent is the primary contact and may be any individual representing the establishment  
 By signing above, I certify: - The property owner has approved the proposed sign and authorized its installation.  
 - The application is complete and accurate.

NOTE: Building permits WON'T be accepted until after Urban Design Commission's decision.

**\* REDISCUSS PLACEMENT**

11/3/2020





**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

City of Newton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

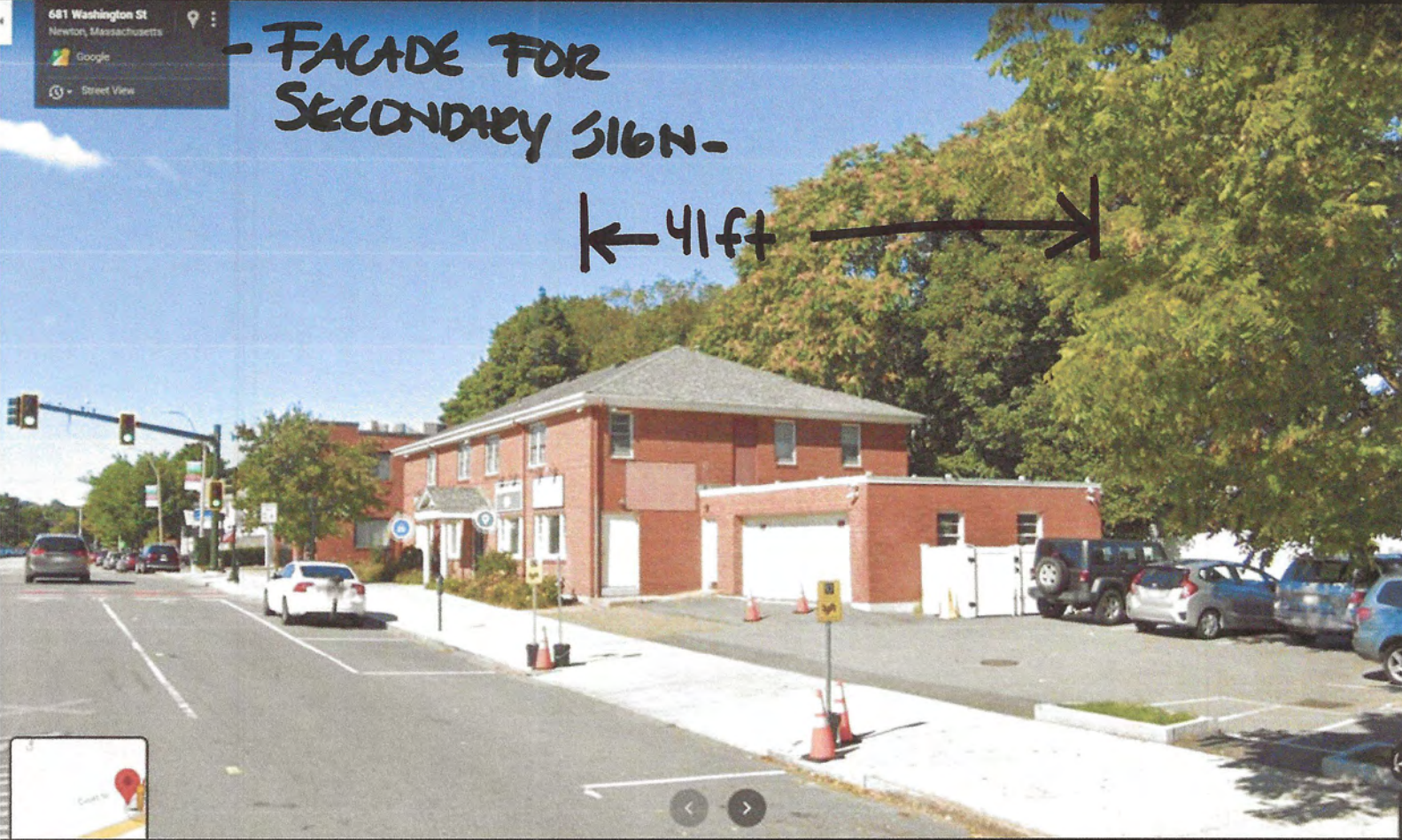
Geometry updated 11/09/2018  
Data updated 11/14/2018



681 Washington St  
Newton, Massachusetts  
Google  
Street View

- FACADE FOR  
SECONDARY SIGN -

← 41 ft →



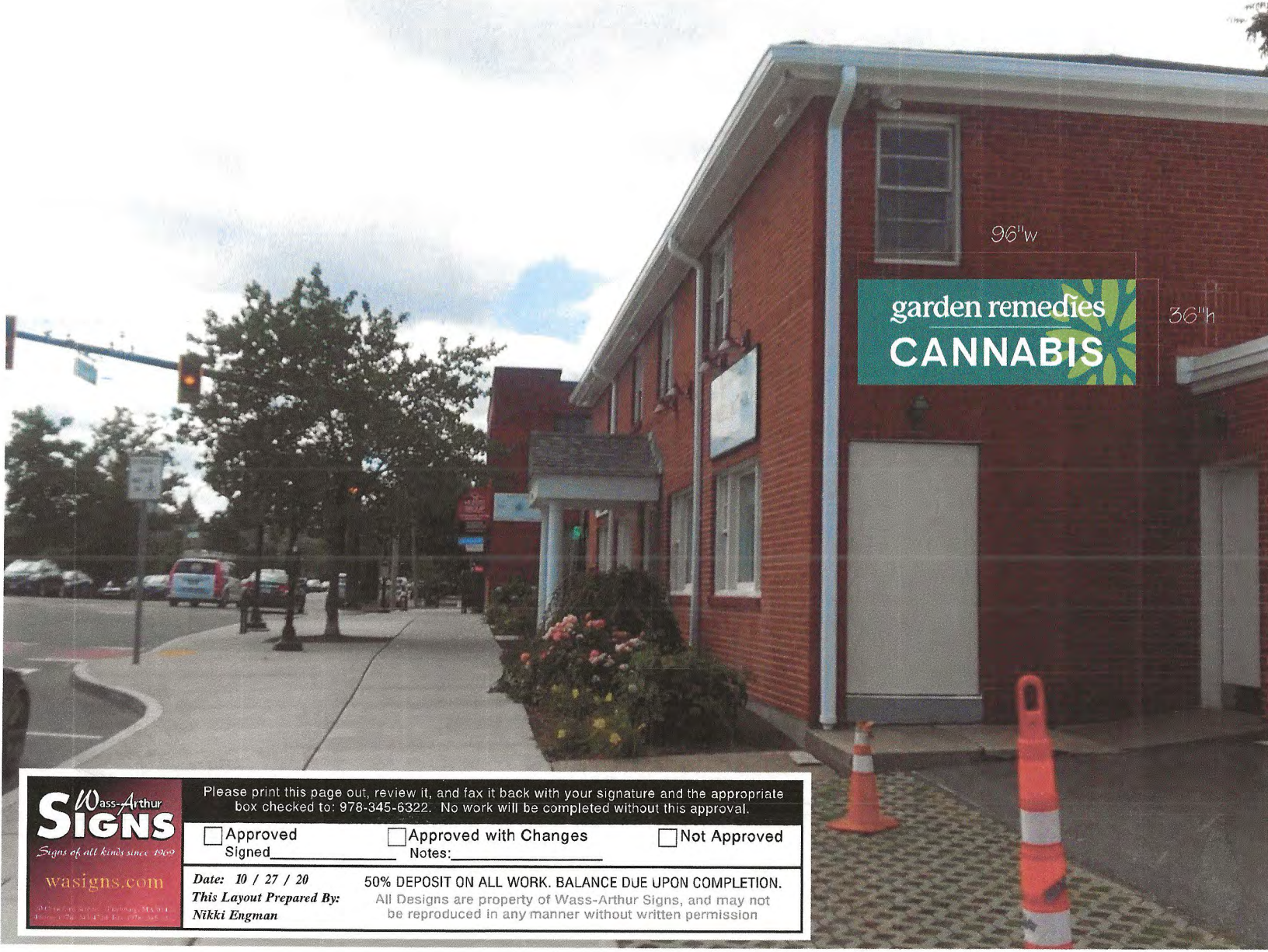


— SECONDARY —

2nd Building Sign 36" h x 96" w

Fabricated Aluminum w/.75" Solid Acrylic Letters  
Newton - 697 Washington St.

SECONDARY SIGN  
24 SQ FT



- All white elements are extruded from the green background base.
- The flower icon (light green) is printed directly onto the base.
- No lighting elements

**Building Sign - Profile**



Base width = match existing sign  
Extruded text width = 0.75"

**Colors**



**Wass-Arthur**  
**SIGNS**  
*Signs of all kinds since 1909*

wasigns.com

Please print this page out, review it, and fax it back with your signature and the appropriate box checked to: 978-345-6322. No work will be completed without this approval.

Approved Signed \_\_\_\_\_
  Approved with Changes Notes: \_\_\_\_\_
  Not Approved

Date: 10 / 27 / 20

This Layout Prepared By:  
Nikki Engman

50% DEPOSIT ON ALL WORK. BALANCE DUE UPON COMPLETION.

All Designs are property of Wass-Arthur Signs, and may not be reproduced in any manner without written permission



-697 WASHINGTON-

-EXISTING CONDITIONS-



EXISTING GARDEN  
REMEDIATION SIGN  
TO BE REMOVED.  
24 SQ FT.

93 ft frontage. (including  
garage).



(697 WASHINGTON ST.)



Aluminum Signs w/Acrylic 3D Letters



### Option 6 REV 2

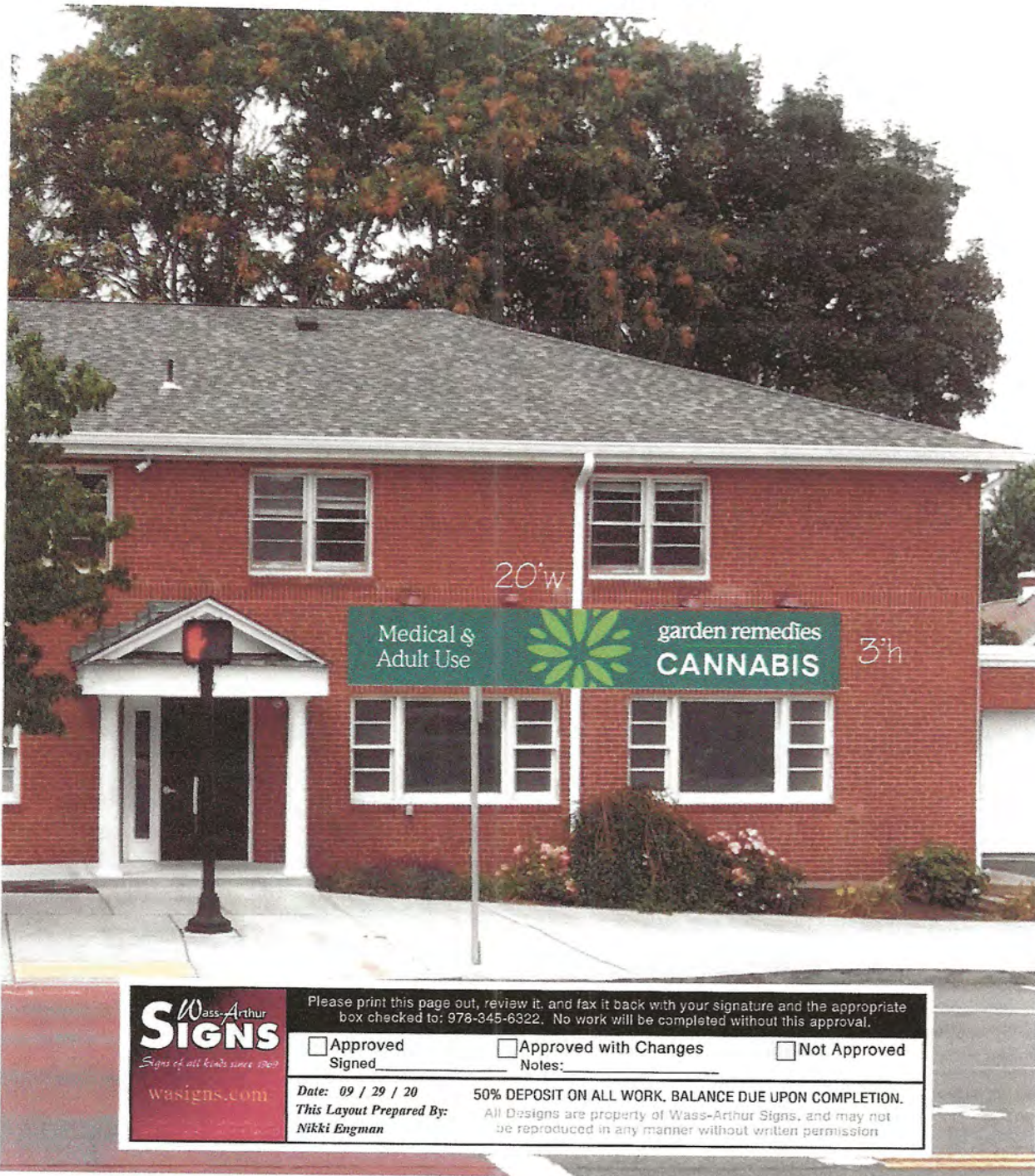
TOTAL FRONTAGE INCLUDING GARAGE TO RIGHT 93ft.

NOTE: GARDEN REMEDIES IS THE ONLY TENANT NOW IN THIS 4-UNIT COMMERCIAL BUILDING. THEY HAVE GROWN AND TAKEN OVER ALL SPACES.



# PRINCIPAL Primary Building Sign 20'h x 3'w

Fabricated Aluminum w/.75" Solid Acrylic Letters  
Newton - 697 Washington St.



Building Sign - Profile



Base width = match existing sign  
Extruded text width = 0.75"

- All white elements are extruded from the green background base.
- The flower icon (light green) is printed directly onto the base.
- No lighting elements

Colors

 PANTONE 626 C

 PANTONE 576 C



**Wass-Arthur SIGNS**  
Signs of all kinds since 1929

wasigns.com

Please print this page out, review it, and fax it back with your signature and the appropriate box checked to: 978-345-6322. No work will be completed without this approval.

Approved Signed

Approved with Changes Notes: \_\_\_\_\_

Not Approved

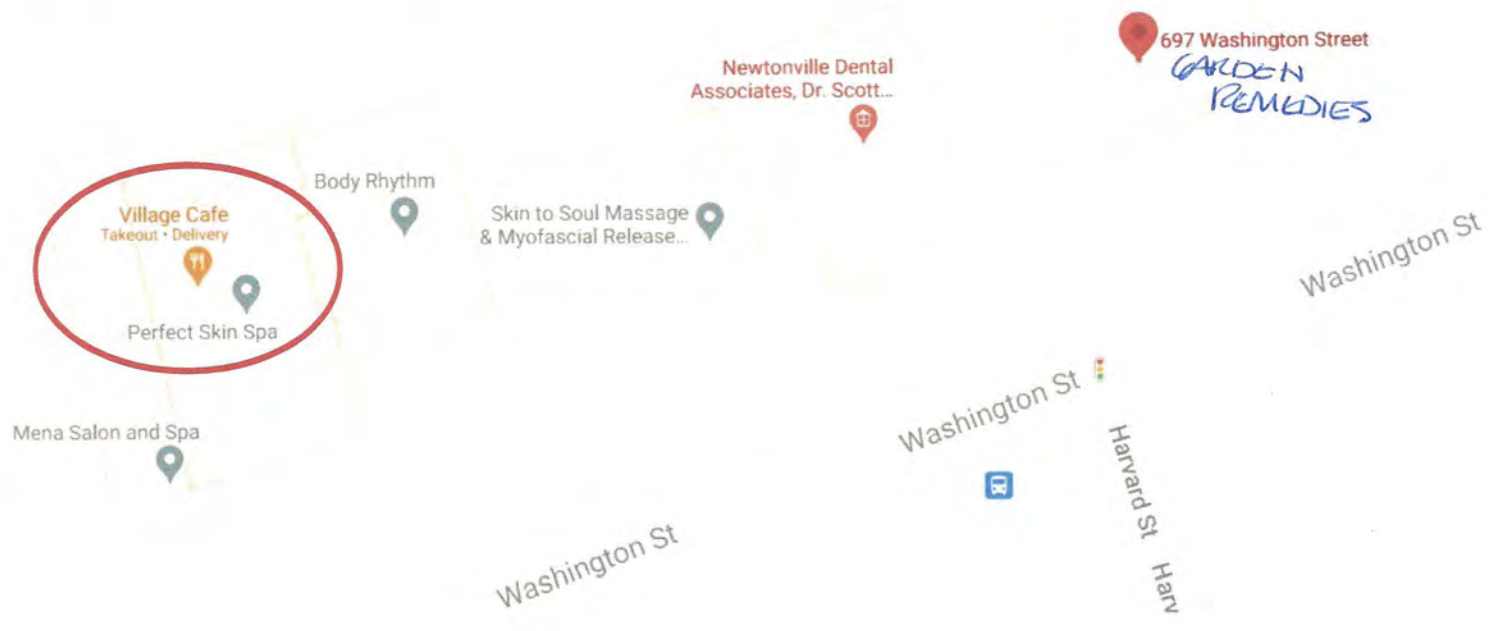
Date: 09 / 29 / 20  
This Layout Prepared By:  
Nikki Engman

50% DEPOSIT ON ALL WORK. BALANCE DUE UPON COMPLETION.  
All Designs are property of Wass-Arthur Signs, and may not be reproduced in any manner without written permission

⊗ This sign was approved by UPBC on 10/14/2020, with the condition it be placed above the left two windows of Building facade. CLIENT would like to REDISCUSS placement AND INSTAL SIGN WHERE ORIGINALLY PROPOSED - <sup>OVER</sup> <sup>RIGHT</sup> WINDOWS.

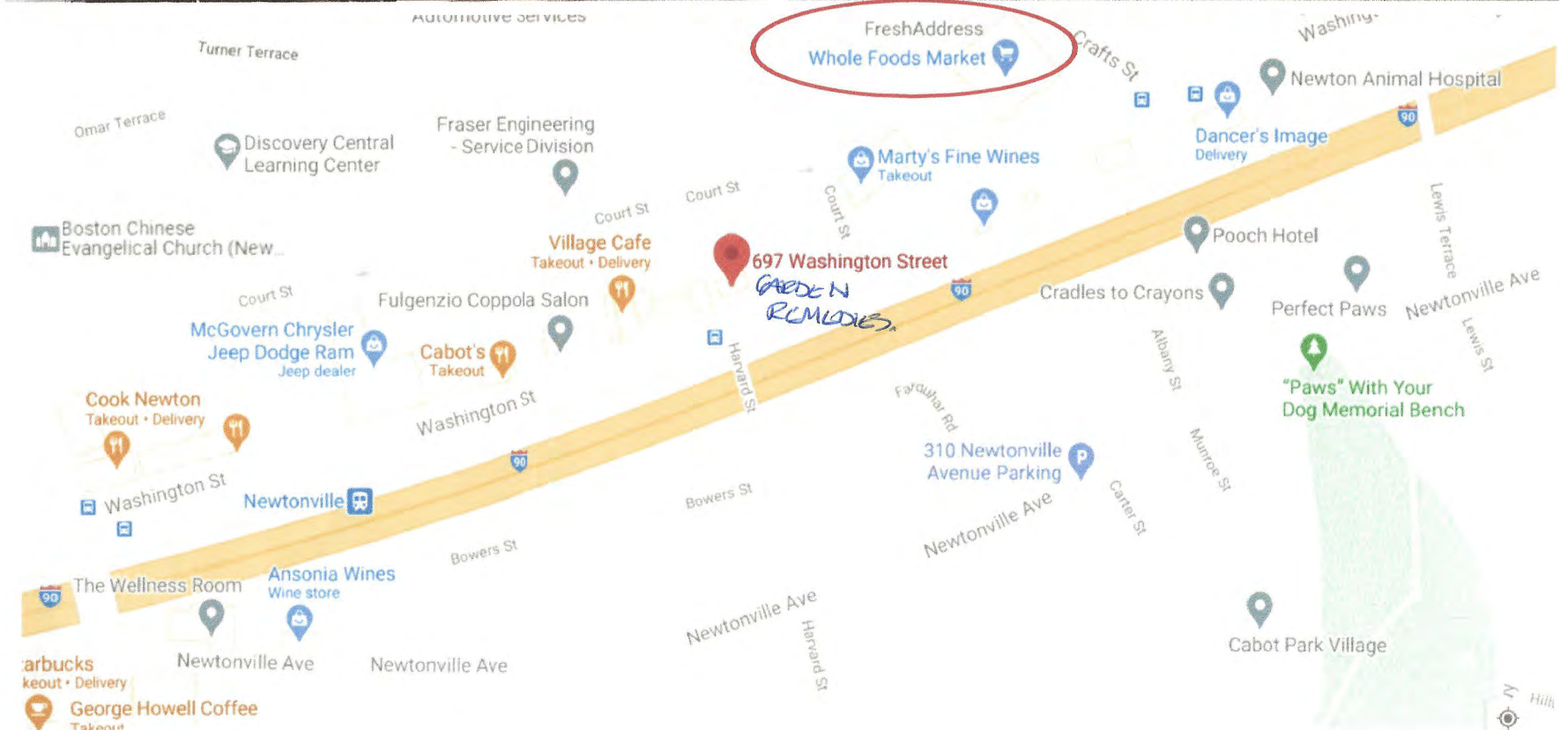


719 Washington St, Newton, MA 02458



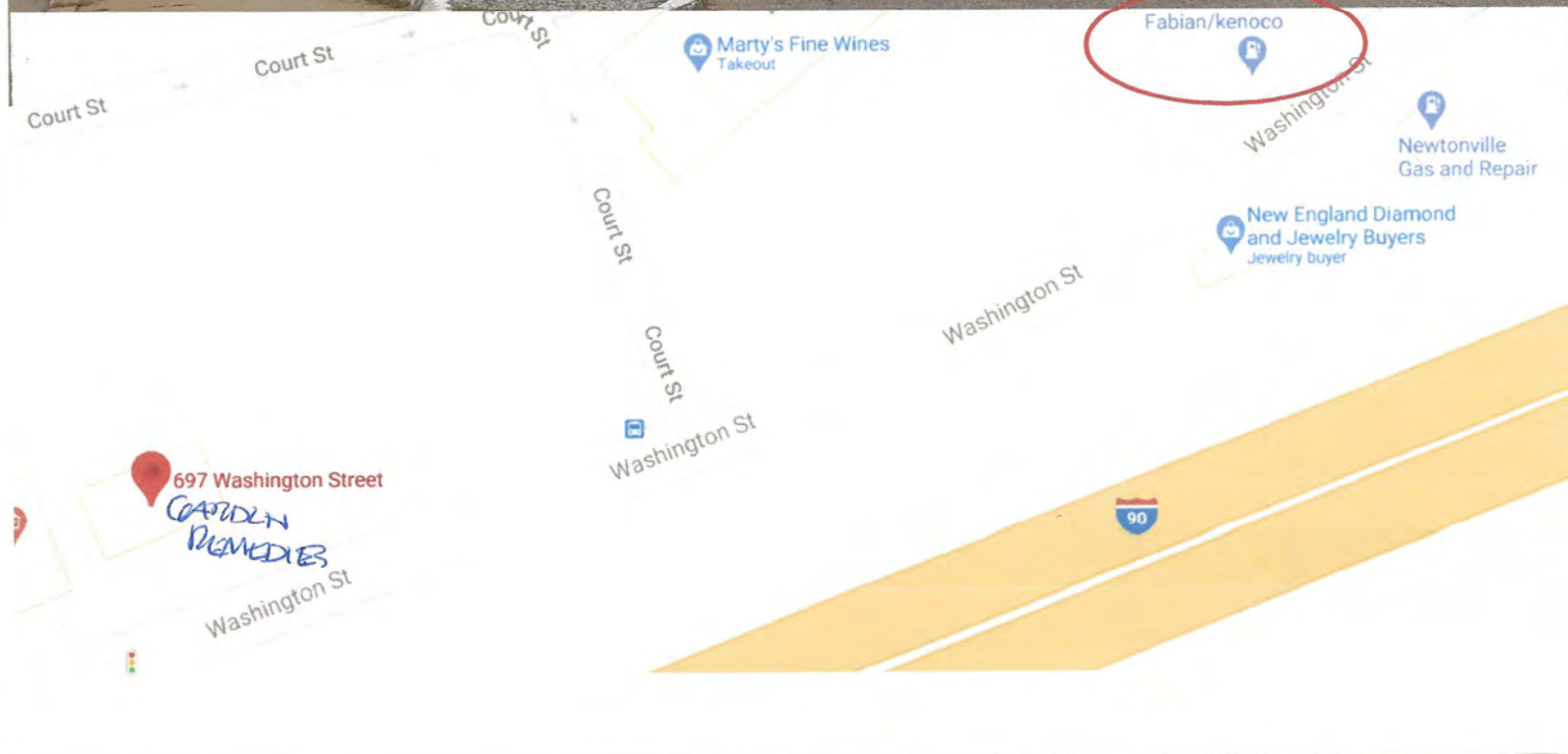


# 647 Washington St, Newton, MA 02458





650 Washington St, Newton, MA 02458



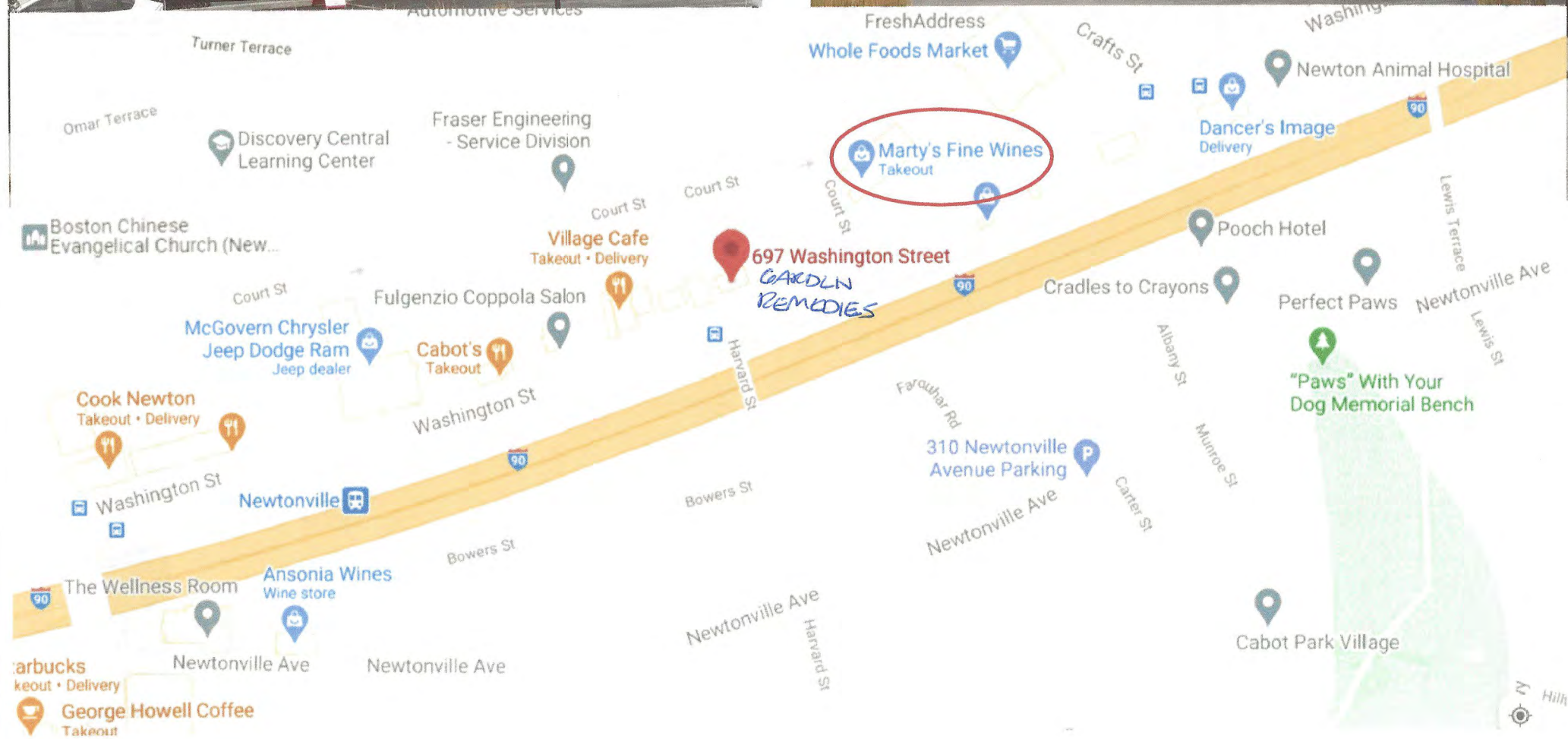


660 Washington St, Newton, MA 02458



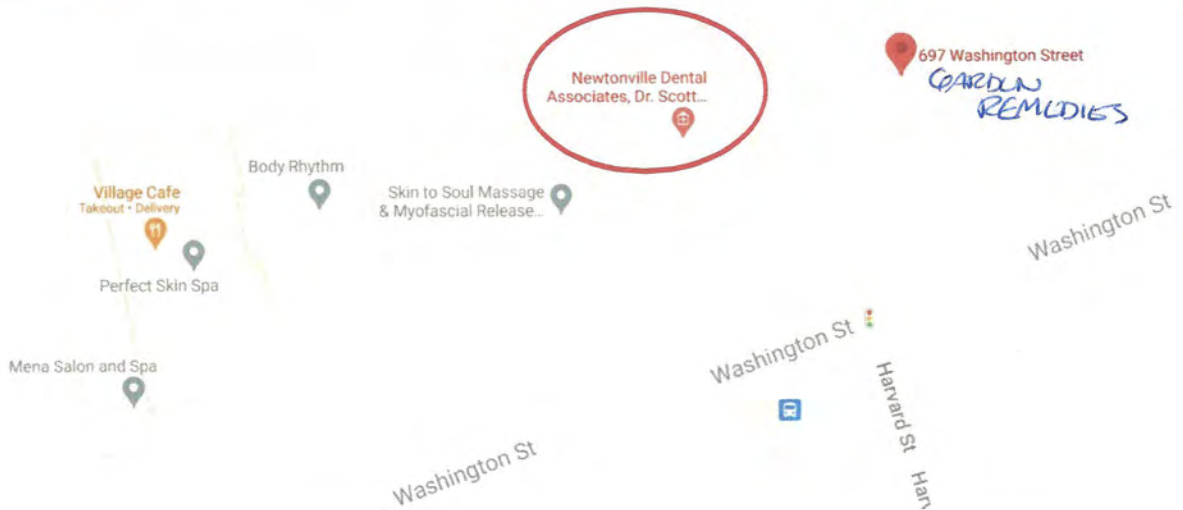
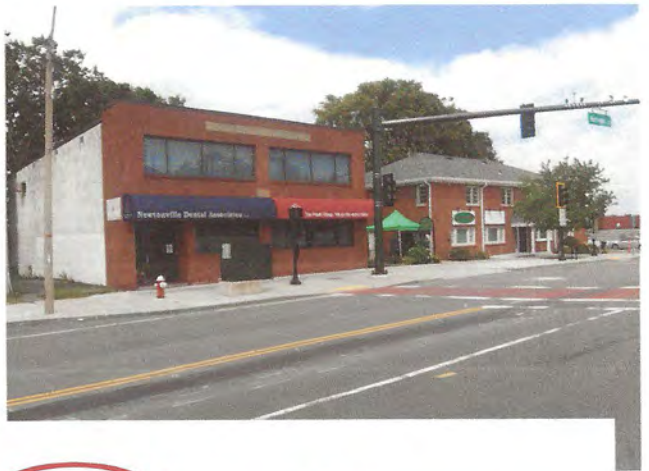


# 675 Washington St, Newton, MA 02458



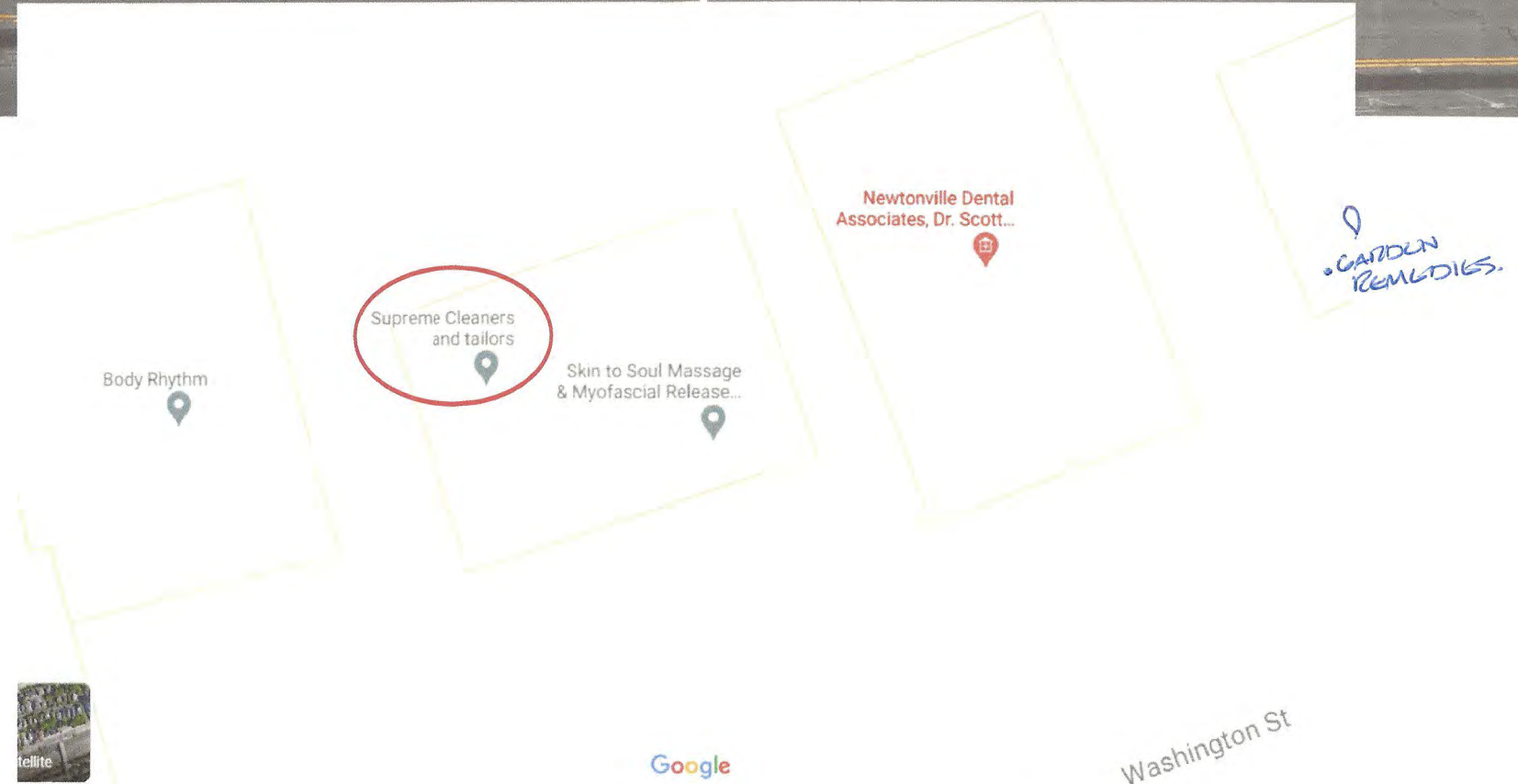


# 701 Washington St, Newtonville, MA 02458



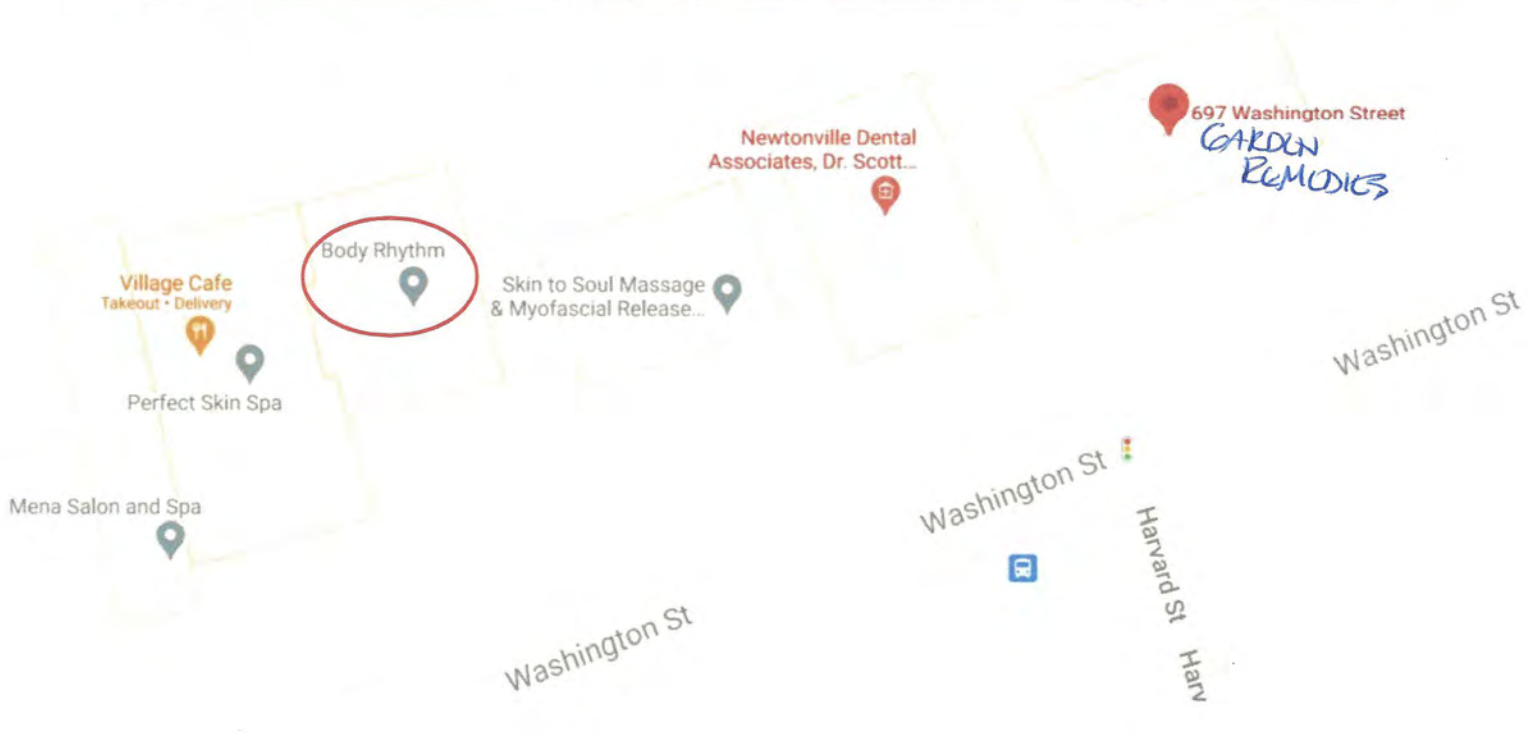


# 709 Washington St, Newton, MA 02458





717 Washington St #1, Newton, MA 02458







**City of Newton, Massachusetts**  
 Department of Planning and Development  
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
 (617) 796-1120  
 Telefax  
 (617) 796-1086  
 www.newtonma.gov

Ruthanne Fuller  
 Mayor

Barney Heath  
 Director

**SIGN PERMIT APPLICATION**

**PROJECT #:** 20110012 **DATE RECEIVED:** \_\_\_\_\_ **ZONING DISTRICT:** BU-2  
**PROPERTY ADDRESS:** 232 Boylston Street

**SIGN INFORMATION**

**USE OF PROPERTY:**  
 (check all that apply)

COMMERCIAL  
 ONE OR TWO-FAMILY RESIDENCE

MULTI-FAMILY RESIDENCE  
 INSTITUTIONAL USE

**PROPOSED SIGNAGE:**

Description	Sign Type	Size (sq. ft.)	Mount Type	Illumination	Façade Frontage (ft.)
<i>i.e. Joe's Hardware</i>	<i>Principal</i>	<i>32</i>	<i>Wall Mounted</i>	<i>Non-illuminated</i>	<i>105</i>
MedMen	Secondary	33	Wall Mounted	Externally	80
MedMen	Secondary	33	Wall Mounted	Externally	80
MedMen	Principal	36	Free-standing	Externally	N/A
MedMen parking	Directory	3	Free-standing	Externally	N/A
MedMen (5)	Awning	under 20%	Awning	Non-illuminated	N/A

**IS THE PROPOSED SIGN(S) IN A HISTORIC DISTRICT?**  NO  IF YES, WHICH: \_\_\_\_\_

**EXISTING SIGNAGE:**

Description	Sign Type	Size (sq. ft.)	Mount Type	Illumination	Side of Building
<i>i.e. Joe's Hardware</i>	<i>Principal</i>	<i>32</i>	<i>Wall Mounted</i>	<i>Non-illuminated</i>	<i>North</i>
Shreve, Crump & Low	Secondary		Wall Mounted	Externally	Northeast
Shreve, Crump & Low	Secondary		Wall Mounted	Externally	Southeast
Shreve, Crump & Low	Principal		Free-standing	Externally	Northeast
Shreve, Crump & Low	Directory		Free-standing	Externally	Northeast

**APPLICATION AUTHORIZATIONS**

**PROPERTY OWNER:** David Walker (PRINT NAME) *David Walker* (SIGNATURE) 11/4/2010 (DATE)  
**APPLICANT/AGENT:** Katherine Braucher Adams (PRINT NAME) *Katherine Braucher Adams* (SIGNATURE) 11/4/2010 (DATE)

**PHONE #:** 617-965-3500 **EMAIL ADDRESS:** kadams@sab-law.com

**ADDRESS:** 1200 Walnut Street, Newton, MA 02461-1267

*The applicant/agent is the primary contact and may be any individual representing the establishment*

By signing above, I certify: - The property owner has approved the proposed sign and authorized its installation.  
 - The application is complete and accurate.

**NOTE: Building permits WON'T be accepted until after Urban Design Commission's decision.**



September 1, 2020

# MedMen<sup>®</sup>

189677-1-5

232 Boylston Street  
Newton Center, MA 02459

Revisions
RTW 09.03.20
BNN 9.4.20
GED 10.3.20
GED 10.4.20





# MedMen®



<b>A</b>	Two (2) tenant panels
<b>B</b>	Two (2) sets FCO acrylic letters
<b>C</b>	Five (5) awnings
<b>D</b>	One (1) S/F directional sign
<b>E</b>	Seven (7) S/F parking signs

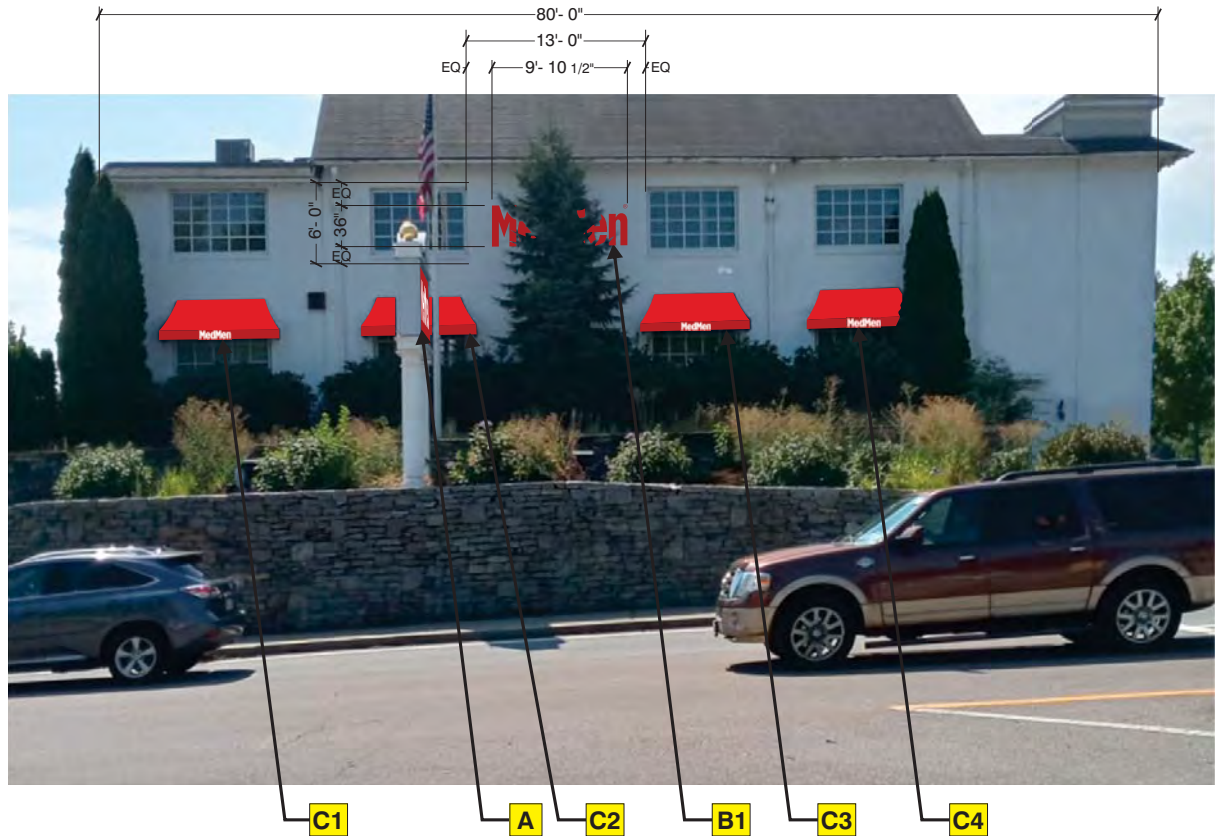
Sales:	Tony Nemeth
PM:	Tony Nemeth
Art:	BNN 9.1.20
Drwg #:	189677-1-5





Banner & mounting rails to be removed

Existing



**Proposed**  
Signs rendered proportional to the photo

**\*All awning measurements to be field verified prior to manufacturing**

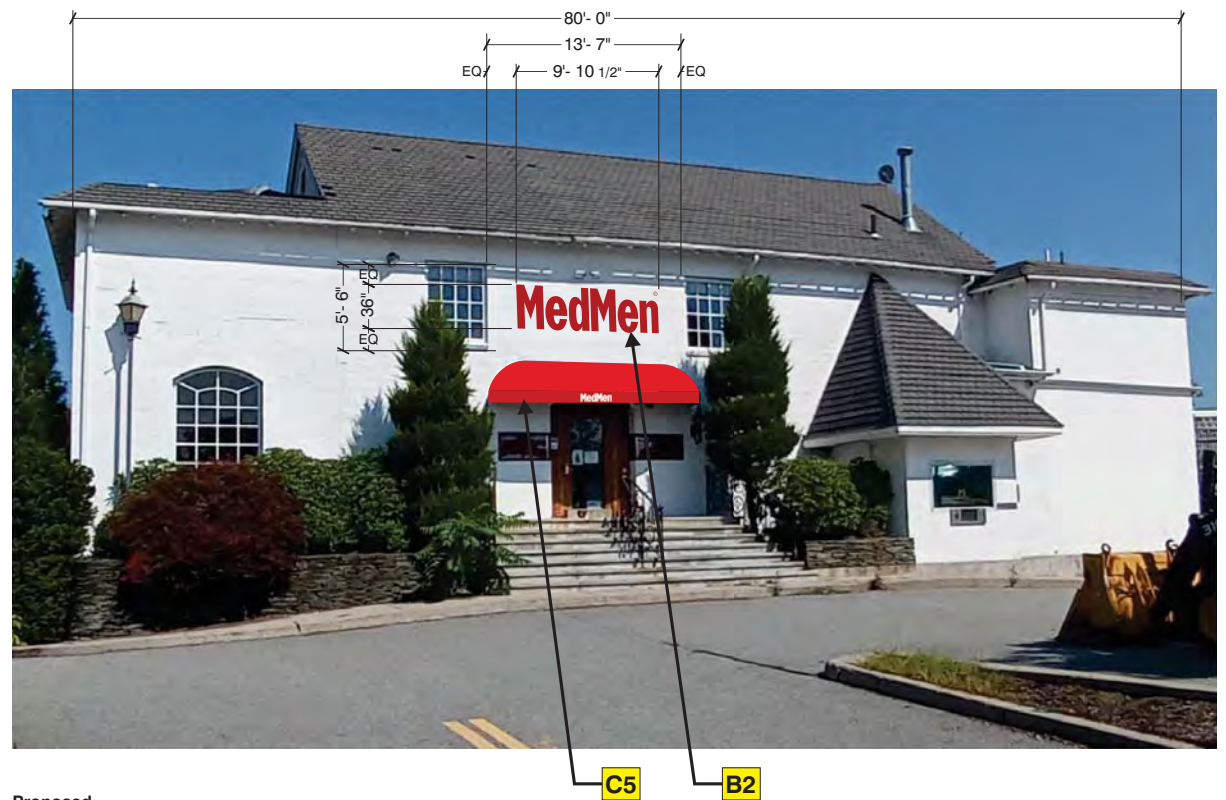
Sales:	Tony Nemeth
PM:	Tony Nemeth
Art:	BNN 9.1.20
Drwg #:	189677-1-5





Banner & mounting rails to be removed

Existing



**Proposed**  
Signs rendered proportional to the photo

**\*All awning measurements to be field verified prior to manufacturing**

Sales:	Tony Nemeth
PM:	Tony Nemeth
Art:	BNN 9.1.20
Drwg #:	189677-1-5



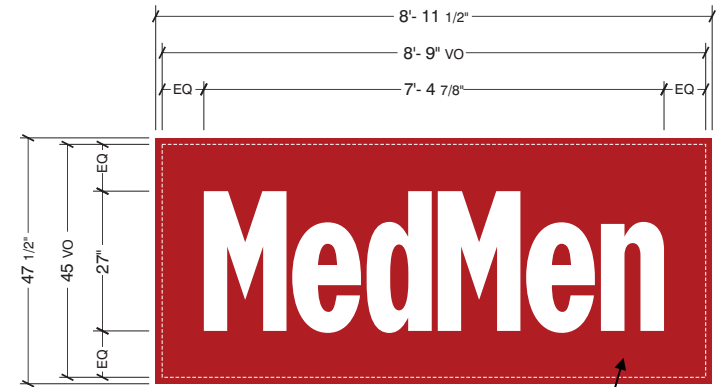


Existing

Note:  
 Existing address to remain. Paint  
 background to match PMS 7621.



**Proposed**  
 Sign rendered proportional to the photo





Scale: 1/2" = 1'- 0"

**1**

**Panels**

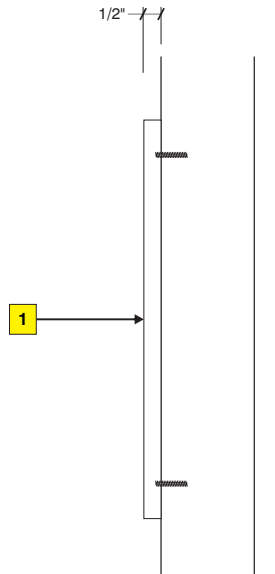
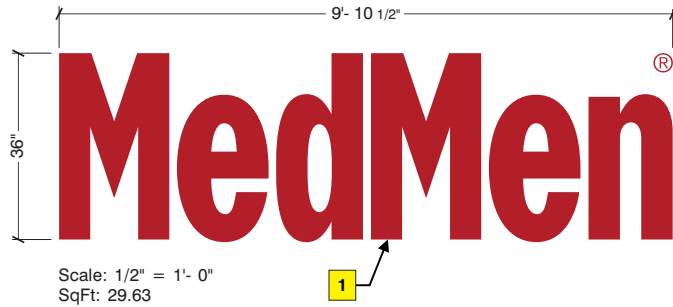
**1** .080 aluminum painted PMS 7621 with white letters.

**Colors to match**

 PMS 7621  White

Sales:	Tony Nemeth
PM:	Tony Nemeth
Art:	BNN 9.1.20
Drwg #:	189677-1-5






**CROSS SECTION**  
NTS

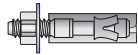

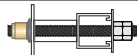



**Letters**

**1** .50" thick acrylic letters powder coated to match SW P-6 Exterior MedMen Red Resilience E Satin K43T00054

**Colors to match**

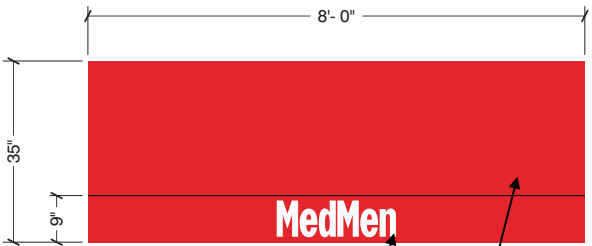
 Powder coated to match SW P-6 Exterior MedMen Red Resilience E Satin K43T00054

**Mounting**

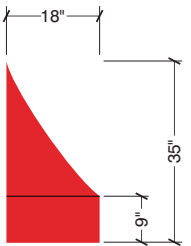
<input type="checkbox"/>	 <b>Wedge anchors</b> For use in masonry applications.	<input type="checkbox"/>	 <b>Lag screw</b> Wood lags for solid wood backing. Concrete lags for solid masonry applications. Only when specified by NAS.
<input type="checkbox"/>	 <b>Thru-Bolt w/ (Preferred)</b> Hollow walls w/ rear access. Backing- U-Channel, angle iron or wood.	<input type="checkbox"/>	 <b>Toggle bolt</b> For use in hollow walls w/ suitable wall materials.
<input checked="" type="checkbox"/>	 <b>Stud mounted</b>	<input type="checkbox"/>	 <b>Pan Head Screws</b> For use in securing metal panels to appropriate surface types.

Sales:	Tony Nemeth
PM:	Tony Nemeth
Art:	BNN 9.1.20
Drwg #:	189677-1-5

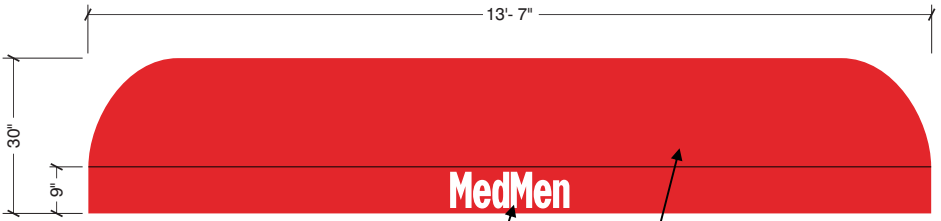




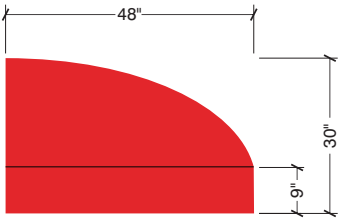
**Boylston St Awning Detail**  
Scale: 1/2" = 1'- 0"  
Qty: 4



**Side View**  
Scale: 1/2" = 1'- 0"



**Entry Awning Detail**  
Scale: 1/2" = 1'- 0"  
Qty: 1



**Side View**  
Scale: 1/2" = 1'- 0"

**Awning**

**1** Patio 500 Awning Bright Red 529 Item #858529. Closed ends.

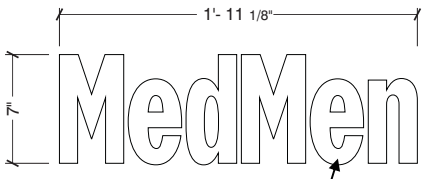
**Vinyl**

**2** White vinyl letters applied first surface. Copy to be centered vertically and horizontally on valance.

**\*All measurements to be field verified prior to manufacturing**

**Colors to match**

	Patio 500 Awning Bright Red 529 Item #858529		White
--	--	--	-------



**Vinyl Detail**  
Scale: 1 1/2" = 1'- 0"

Sales:	Tony Nemeth
PM:	Tony Nemeth
Art:	BNN 9.1.20
Drwg #:	189677-1-4

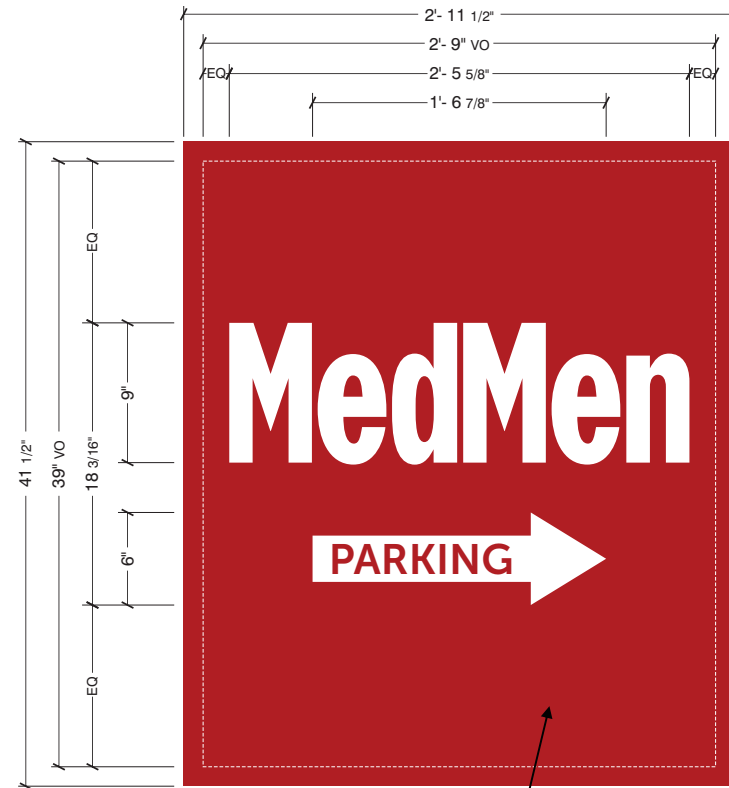




Existing



**Proposed**  
 Sign rendered proportional to the photo



Scale: 1 1/2" = 1'-0"

**1**

**Panels**

- 1** 3/8" white polycarbonate w/ reverse weeded 3M Cardinal Red translucent vinyl applied first surface.

**Colors to match**

- PMS 7621  
 Vinyl to be 3M Cardinal Red

Sales:	Tony Nemeth
PM:	Tony Nemeth
Art:	BNN 9.1.20
Drwg #:	189677-1-5

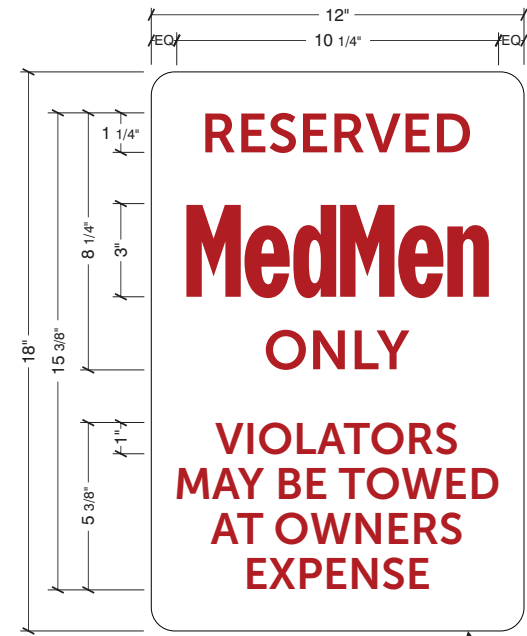




Existing



**Proposed**  
 Sign rendered proportional to the photo




Scale: 3" = 1'- 0"

**Sign**

**1** White .125 aluminum panel w/ vinyl applied first surface. Mounted to existing post.


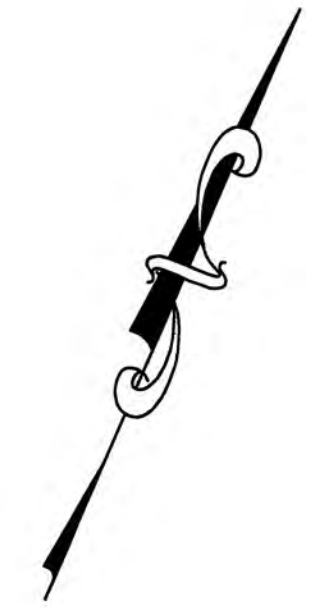
**Colors to match**

 PMS 7621  
 Vinyl to be 3M Cardinal Red

Sales:	Tony Nemeth
PM:	Tony Nemeth
Art:	BNN 9.1.20
Drwg #:	189677-1-5

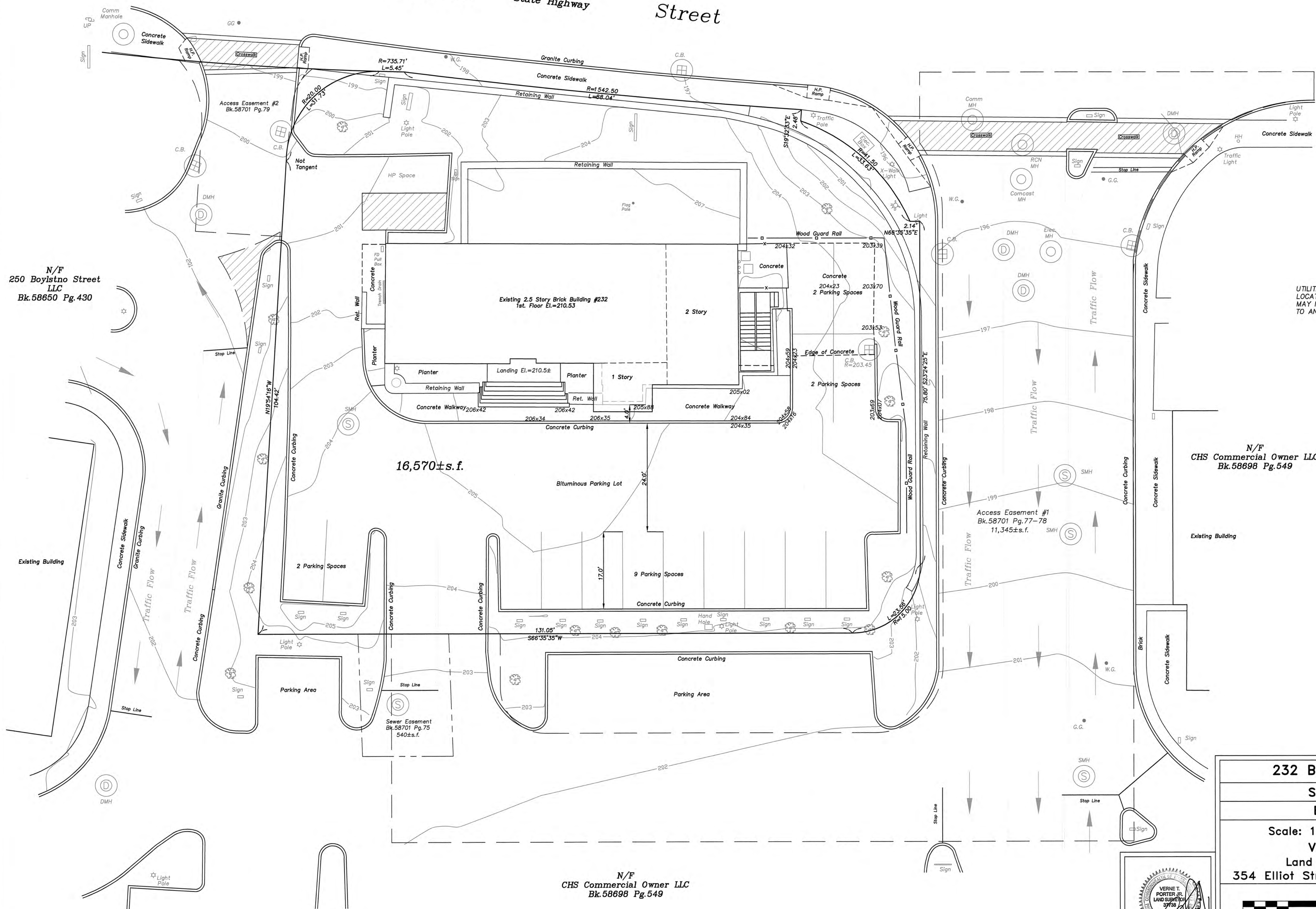


**Dig Safe**  
**Excavators**  
 Before you dig contact the Dig Safe Center. To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.

# Boylston State Highway Street

N/F  
 250 Boylston Street  
 LLC  
 Bk.58650 Pg.430



UTILITIES SHOWN WERE TAKEN FROM ACTUAL ON THE GROUND LOCATIONS AND BEST AVAILABLE INFORMATION AND MAY OR MAY NOT BE COMPLETE OR CORRECT. VERIFY IN FIELD PRIOR TO ANY EXCAVATION.

N/F  
 CHS Commercial Owner LLC  
 Bk.58698 Pg.549

16,570 ± s.f.

N/F  
 CHS Commercial Owner LLC  
 Bk.58698 Pg.549

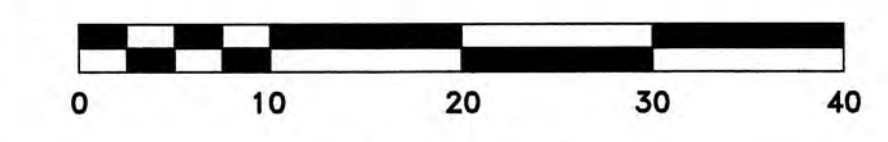
232 Boylston Street, Newton, MA

Section 83 Block 2 Lot 9

Existing Conditions Plan

Scale: 1"=10' December 2, 2019

VERNE T. PORTER Jr., PLS  
 Land Surveyors - Civil Engineers  
 354 Elliot Street Newton, Massachusetts 02464



Sheet 1 of 3

Project: 19012  
 Checked By: V. Porter Jr.  
 Drawn By:







Zoning Chart		
Zoning	Required	Existing/Proposed
Business 4		
Lot Area	10,000 sf	16,570 sf
Building Height	36'	33.09'
Setbacks		
Front	*10' Average	30.5'
Side	1/2 Bld Height (16.54')	22.9'
Rear	0	51.0'

\* Average setback is described in Sec. 1.5.3 in a Business 1, 2, 3 and 4 district, a vacant lot or a lot where a building is set back more than 10 feet is counted as though occupied by a building set back 10 feet.  
 Note: Existing buildings of abutting lots are set back more than 10 feet from street line, therefore the average front setback required is 10 feet.

N/F  
 250 Boylston Street  
 LLC  
 Bk.58650 Pg.430

N/F  
 CHS Commercial Owner LLC  
 Bk.58698 Pg.549

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 Bk.58698 Pg.549

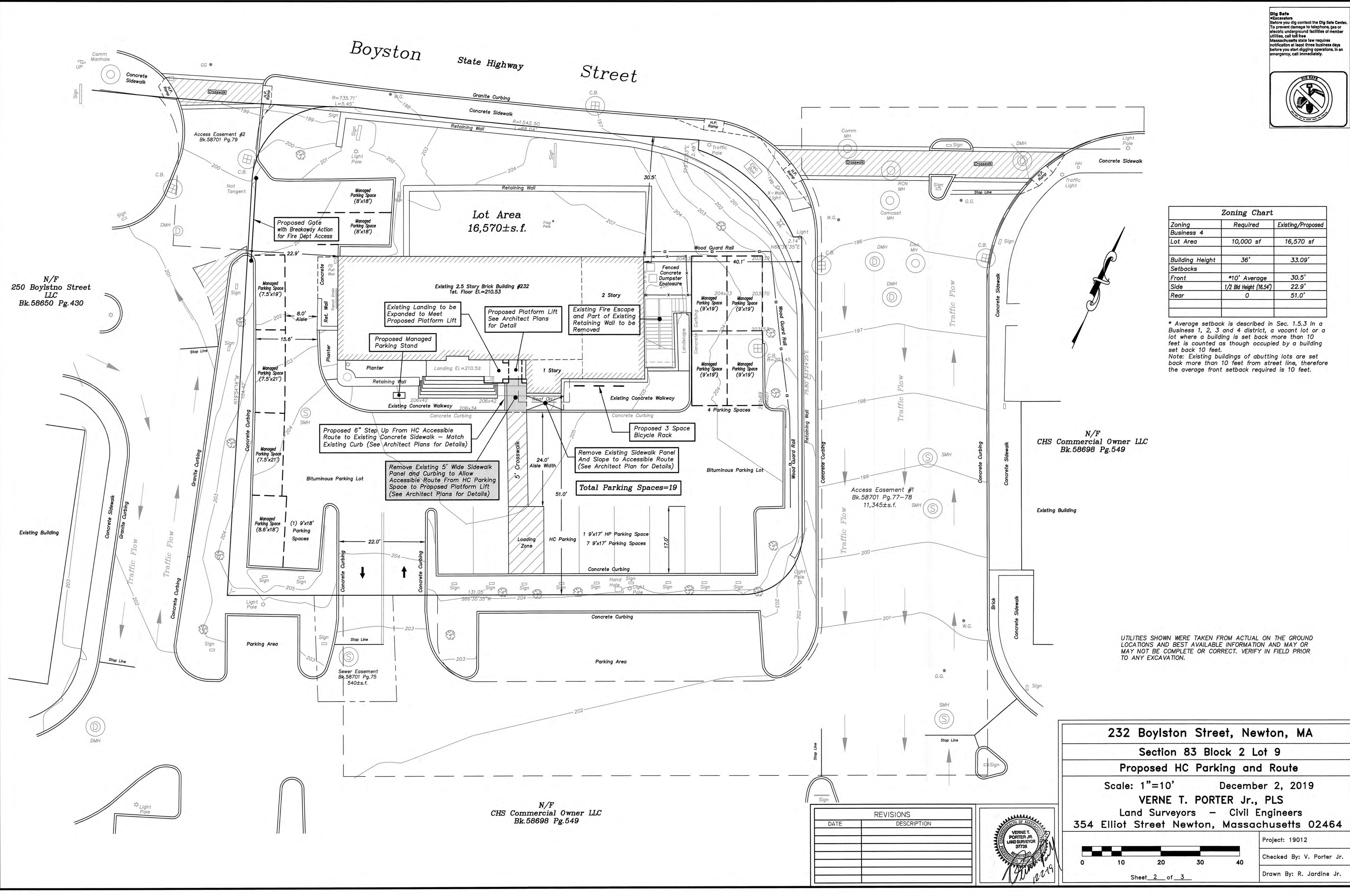
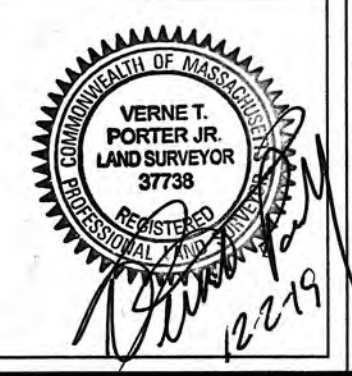
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**232 Boylston Street, Newton, MA**  
 Section 83 Block 2 Lot 9  
 Proposed HC Parking and Route  
 Scale: 1"=10' December 2, 2019  
**VERNE T. PORTER Jr., PLS**  
 Land Surveyors - Civil Engineers  
 354 Elliot Street Newton, Massachusetts 02464

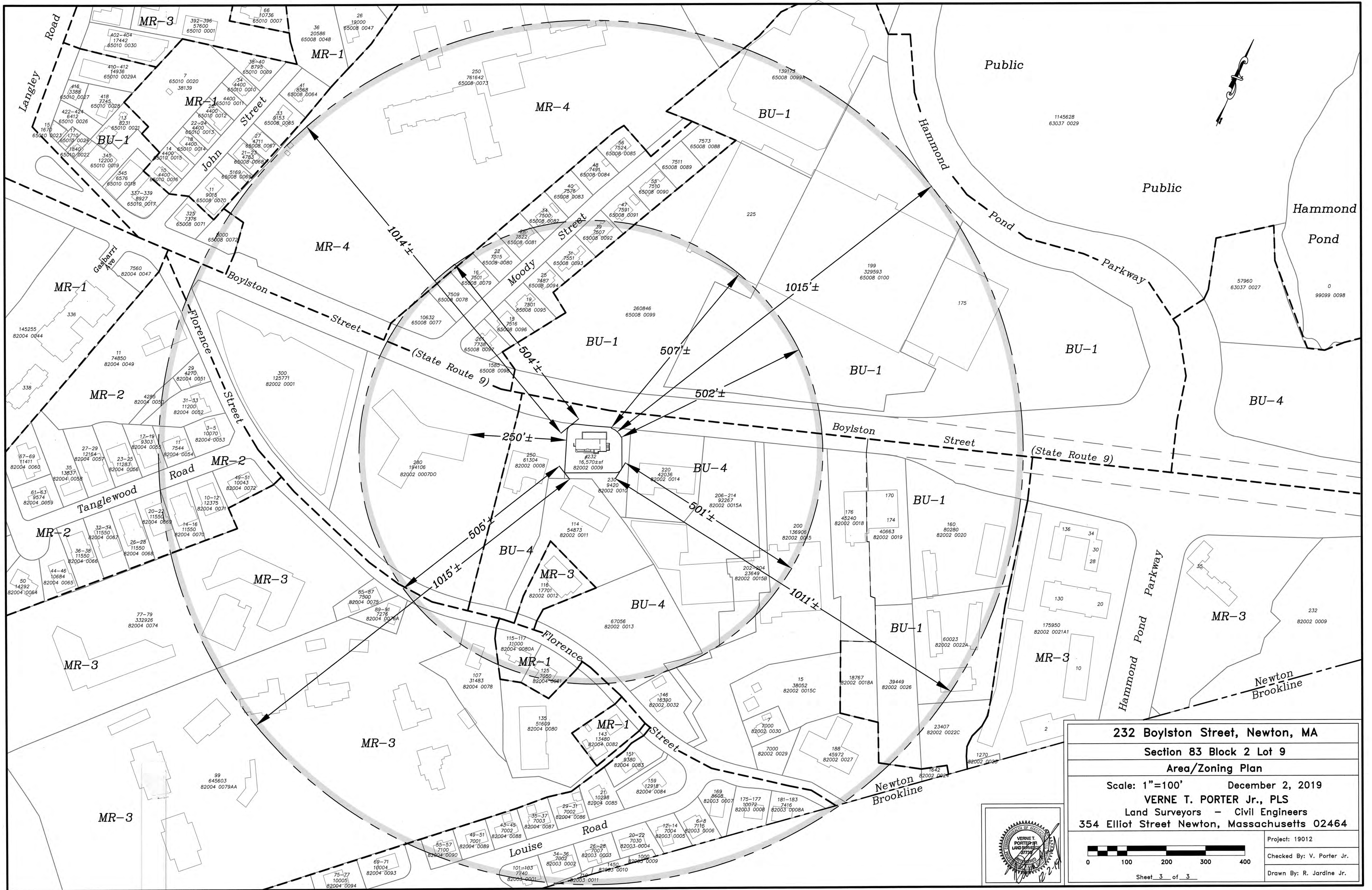
Project: 19012  
 Checked By: V. Porter Jr.  
 Drawn By: R. Jardine Jr.

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 Sheet 2 of 3

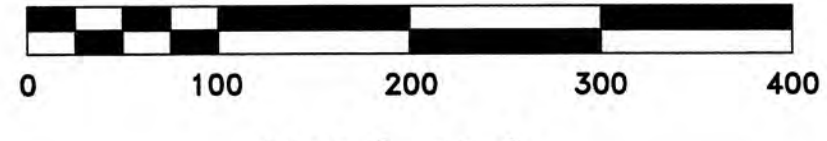
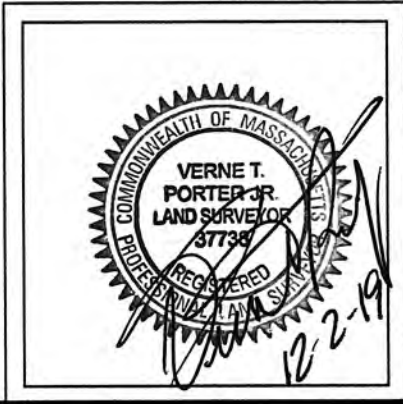
REVISIONS	
DATE	DESCRIPTION







<b>232 Boylston Street, Newton, MA</b>	
Section 83 Block 2 Lot 9	
Area/Zoning Plan	
Scale: 1"=100'	December 2, 2019
VERNE T. PORTER Jr., PLS	
Land Surveyors - Civil Engineers	
354 Elliot Street Newton, Massachusetts 02464	
Project: 19012	
Checked By: V. Porter Jr.	
Drawn By: R. Jardine Jr.	



Sheet 3 of 3