



TOWN OF LAKEVILLE MEETING POSTING & AGENDA REMOTE MEETING

Town Clerk's Time Stamp
received & posted:

K. R. Guyll

LAKEVILLE TOWN CLERK
RCUD 2022 FEB 15 AM 10:28

48-hr notice effective
when time stamped

Notice of every meeting of a local public body must be filed and time-stamped with the Town Clerk's Office at least 48 hours prior to such meeting (excluding Saturdays, Sundays and legal holidays) and posted thereafter in accordance with the provisions of the Open Meeting Law, MGL 30A §18-22 (Ch. 28-2009). Such notice shall contain a listing of topics the Chair reasonably anticipates will be discussed at the meeting.

| | |
|------------------------------------|--|
| Name of Board or Committee: | Zoning Board of Appeals |
| Date & Time of Meeting: | Thursday, February 17, 2022 at 7:00 p.m. |
| Location of Meeting: | <u>REMOTE MEETING</u> |
| Clerk/Board Member posting notice: | Cathy Murray |

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

Revised-A G E N D A

- In accordance with the provisions allowed by Chapter 20 of the Acts of 2021, the **February 17, 2022**, public meeting of the **Zoning Board of Appeals** will be held remotely. However, to view this meeting in progress, please go to [facebook.com/LakeCAM](https://www.facebook.com/LakeCAM) (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>

- Petition hearings (Votes to be taken)**

Ferrari hearing – 3 Sassamon Circle -request for a Special Permit under 6.1.3, 6.3.2, and 7.4. to replace an existing shed and to build a cabana within the setbacks of a pre-existing, non-conforming lot.

- Approve Meeting Minutes for January 20, 2022
- Old Business
- New Business
 - Discuss proposed new sign bylaw
 - Discuss possible Zoning Articles for Spring Town Meeting
- Next meeting. . .Thursday, March 17, 2022

Please be aware that this agenda is subject to change. If other issues requiring immediate attention of the **Zoning Board of Appeals** arise after the posting of this agenda, they may be addressed at this meeting.

Read the following into the record:

In accordance with the provisions allowed by Chapter 20 of the Acts of 2021, signed by the Governor on June 16, 2021, the February 17, 2022, public meeting of the **Zoning Board of Appeals** will be held remotely. **However, to view this meeting in progress, please go to [facebook.com/lakecam](https://www.facebook.com/lakecam) (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>**

(TOWN OF LAKEVILLE SEAL)

The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on Thursday, February 17, 2022, at 7:00 P.M. to hear the petition of **Brian Ferrari**. A **Special Permit** under **6.1.3, 6.3.2, and 7.4** is requested to replace an existing shed and to build a cabana, within the setbacks of a pre-existing, non-conforming lot, as provided by the Lakeville By-Laws. The property site is **3 Sassamon Circle**.

Pursuant to the provisions allowed by Chapter 20 of the Acts of 2021, signed by the Governor on June 16, 2021, this will be a virtual meeting. The Agenda found on the Town of Lakeville Zoning Board of Appeals web page will include instructions on accessing the virtual meeting and documents related to it.

John Olivieri, Jr., Chairman

February 3, 2022 & February 10, 2022

Cathy Murray, Appeals Board Clerk

From: Edward Cullen
Sent: Thursday, February 10, 2022 8:32 AM
To: Cathy Murray, Appeals Board Clerk
Subject: 3 Sassamon Cir.

Cathy

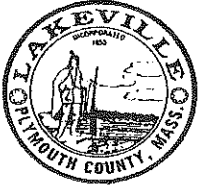
We received a copy of the Petition for Hearing for 3 Sassamon Circle. Providing there is no plumbing or heat in the Cabana the Board of Health does not have any objections to the structures.

If you should have any further questions feel free to contact this office.

Thank you

Edward Cullen
Board of Health Agent
Town of Lakeville
346 Bedford Street
Lakeville, MA 02347
Tel. 508-946-3473





Town of Lakeville

Town Office Building
346 Bedford Street
Lakeville, MA 02347

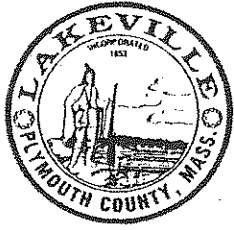
Office of Conservation Commission
(508) 946-8823

To: Zoning Board of Appeals
From: Conservation Commission
Date: February 16, 2022
RE: 3 Sassamon Circle

The Commission has reviewed the plans for this property and has visited the site. The snow cover has limited the extent of wetland identification. The Commission requests a follow-up visit in the spring. A Request for Determination of Applicability will be required at that time.

Sincerely,

Bob Bouchard
Conservation Agent



Town of Lakeville

PLANNING BOARD
346 Bedford Street
Lakeville, MA 02347
508-946-8803

Mark Knox, Chairman
Peter Conroy, Vice Chairman
Jack Lynch
Michele MacEachern
Barbara Mancovsky

MEMORANDUM

TO: Board of Appeals

FROM: Planning Board

DATE: February 15, 2022

SUBJECT: Petition Review for Ferrari – 3 Sassamon Circle

At their Thursday, February 10, 2022, meeting, the Planning Board reviewed the above referenced Petition for Hearing from the Board of Appeals. The Board had no comments regarding this petition.

Petition to be filed with Town Clerk

EXHIBIT "A"

TOWN OF LAKEVILLE MASSACHUSETTS

RECEIVED D
JAN 24 2022
BOARD OF APPEALS

ZONING BOARD OF APPEALS
PETITION FOR HEARING

Name of Petitioner: Brian Ferrari
Mailing Address: 3 Sassamon Circle Lakeville, MA
Name of Property Owner: Brian Ferrari
Location of Property: 3 Sassamon Circle
Property is located in a residential business industrial (zone)
Registry of Deeds: Book No. 43620 Page No. 339
Map 030 Block 004 Lot 015
Petitioner is: owner tenant licensee prospective purchaser

Nature of Relief Sought:

Special Permit under Section (s) _____ of the Zoning Bylaws
 Variance from Section (s) _____ of the Zoning Bylaws.
 Appeal from Decision of the Building Inspector/Zoning Enforcement Officer
 Date of Denial _____

Brief to the Board: (See instructions on reverse side - use additional paper if necessary.)

We would like to replace our current shed with a new one which is app. 5ft from the property line now. We also want to build a cabana close by. The majority of the cabana will be 20ft (more than) from the property line.

I HEREBY REQUEST A HEARING BEFORE THE ZONING BOARD OF APPEALS WITH REFERENCE TO THE ABOVE PETITION OR APPEAL. ALL OF THE INFORMATION ON THIS PETITION, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE AND ACCURATE AND CONFORMS TO THE REQUIREMENTS ON THE BACK OF THIS PETITION FORM.

Petitioner: Brian Ferrari Date: 1/21/22
Signed: [Signature] Telephone: 401-524-3683
Owner Signature: _____ Owner Telephone: 401-524-3683
(If not petitioner)

(REFERENCE THE REVERSE SIDE OF THIS APPLICATION FOR FURTHER INSTRUCTIONS IN FILING YOUR PETITION.)

bferrari26@hotmail.com

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

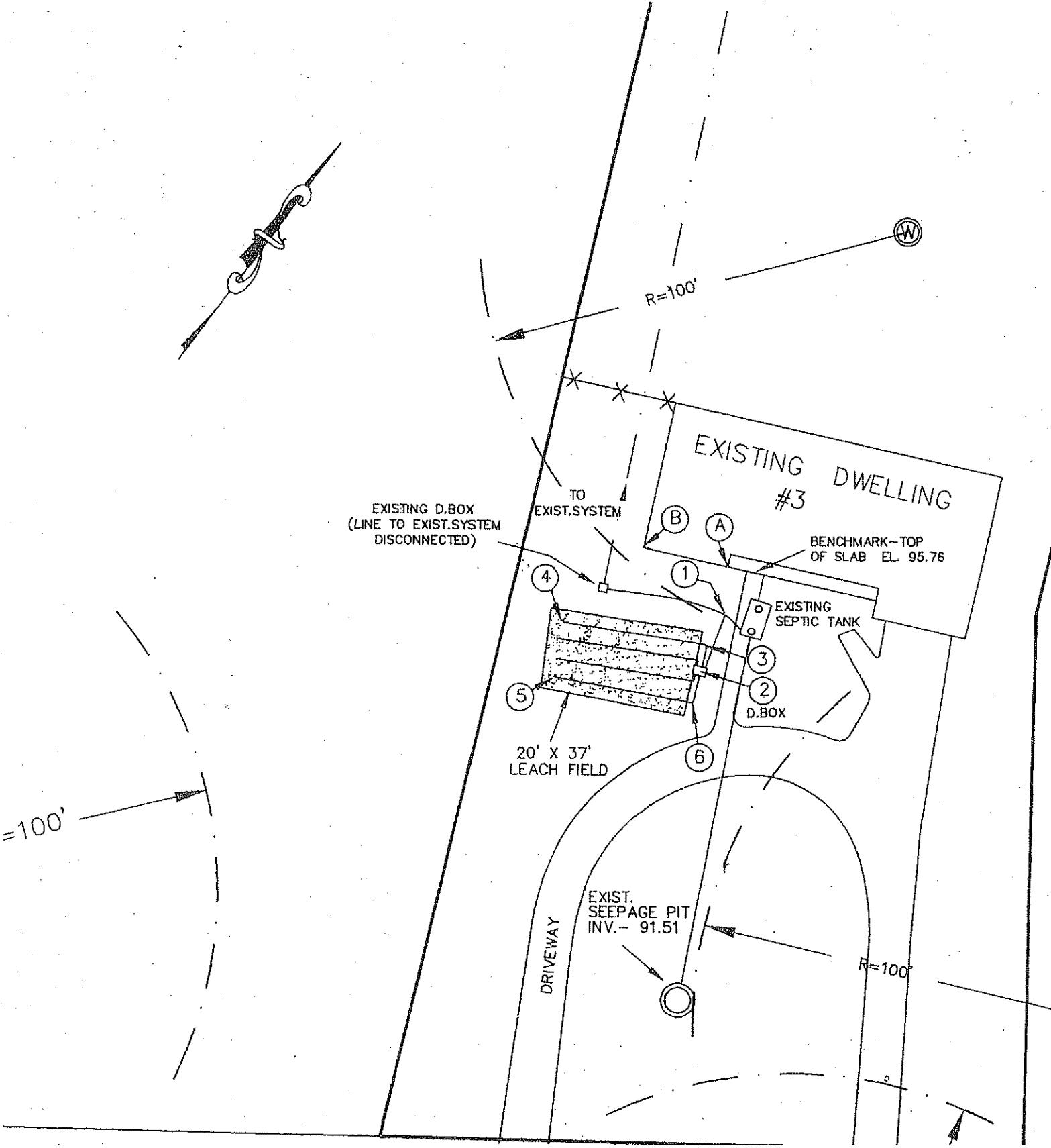
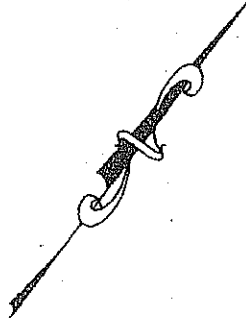
Yes No Mary Ferrari / wife
(Name and Title)

SYSTEM ELEVATIONS

| | PLAN | FIELD |
|--------------------|-------|-------|
| TOP OF FOUNDATION | -- | -- |
| FOUNDATION OUTLET | -- | -- |
| SEPTIC TANK INLET | -- | -- |
| SEPTIC TANK OUTLET | -- | -- |
| DIST. BOX INLET | 92.67 | 92.67 |
| DIST. BOX OUTLET | 92.50 | 92.49 |
| END OF LATERALS | 92.25 | 92.23 |
| BASE OF FIELD | 91.75 | 91.73 |

DISTANCE TO COMPONENTS

| | |
|-------------|-------------|
| A-1 11.0 | B-1 24.4 |
| A-2 25.0 | B-2 31.5 |
| A-3 18.7 | B-3 27.0 |
| A-4 40.5 | B-4 25.7 |
| A-5 48.0 | B-5 36.7 |
| A-6 32.9 | B-6 38.0 |



EXISTING D.BOX
(LINE TO EXIST. SYSTEM
DISCONNECTED)

TO
EXIST. SYSTEM

EXISTING DWELLING
#3

BENCHMARK-TOP
OF SLAB EL. 95.76

EXISTING
SEPTIC TANK

D.BOX

20' X 37'
LEACH FIELD

EXIST.
SEEPAGE PIT
INV. - 91.51

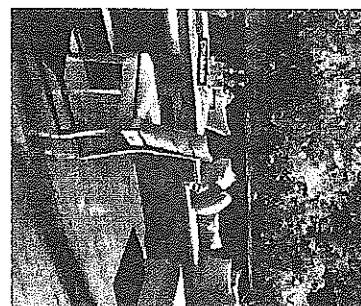
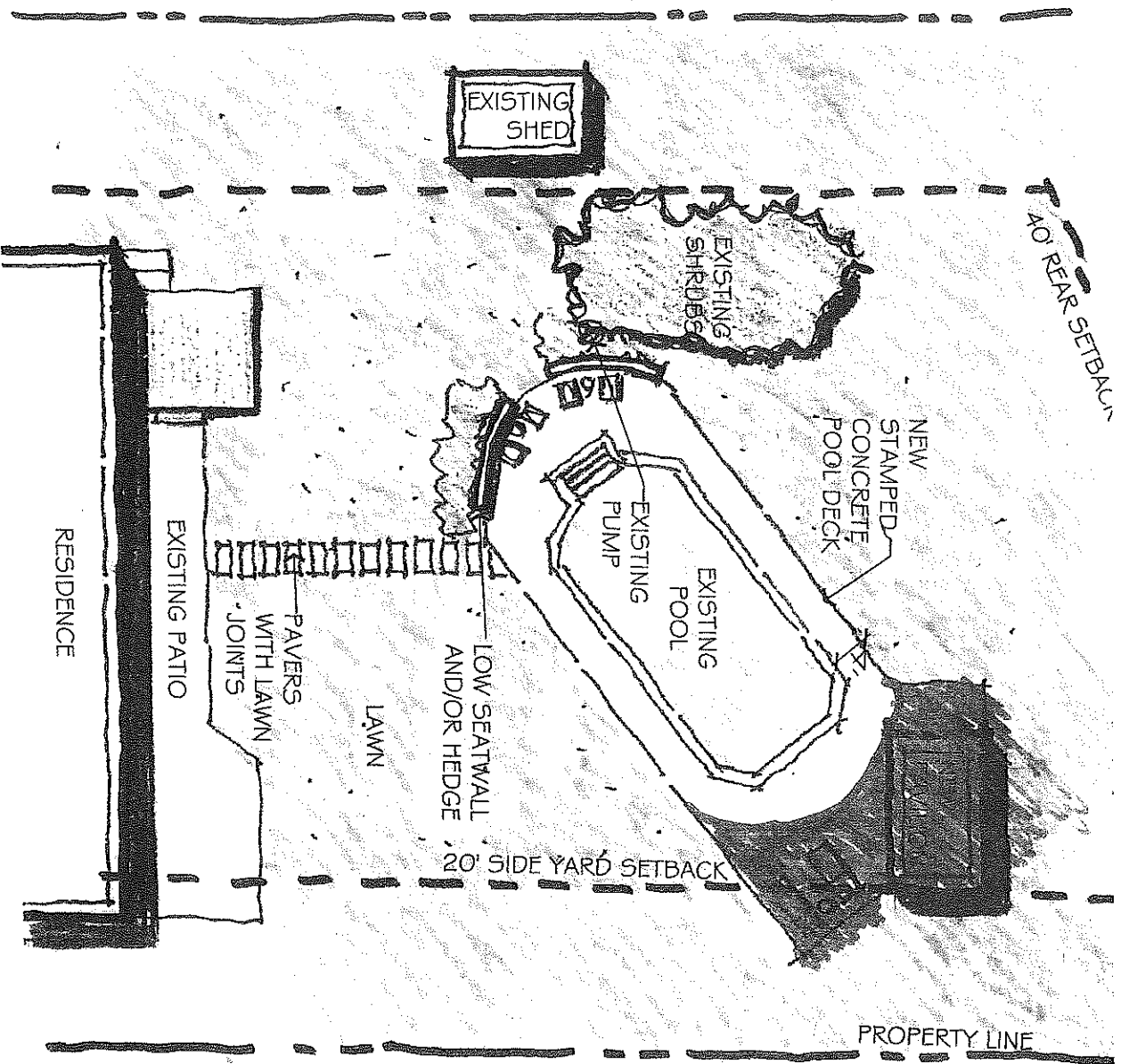
DRIVEWAY

$R=100'$

$R=100'$

$=100'$

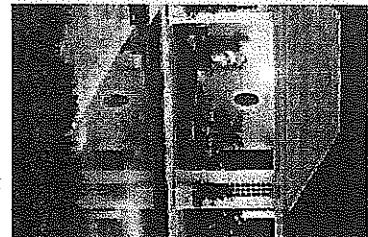
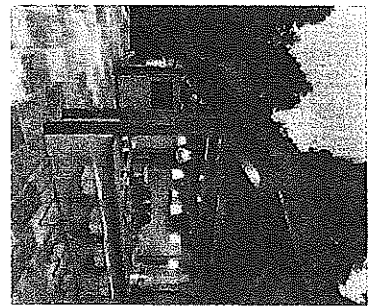
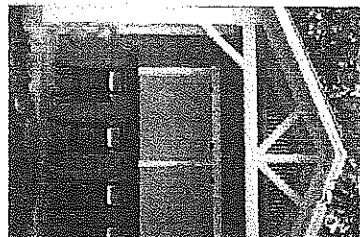
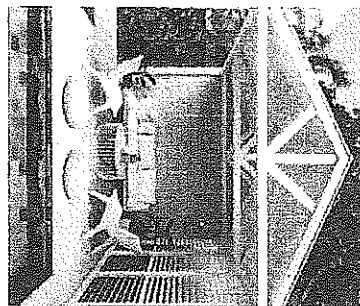
Current layout



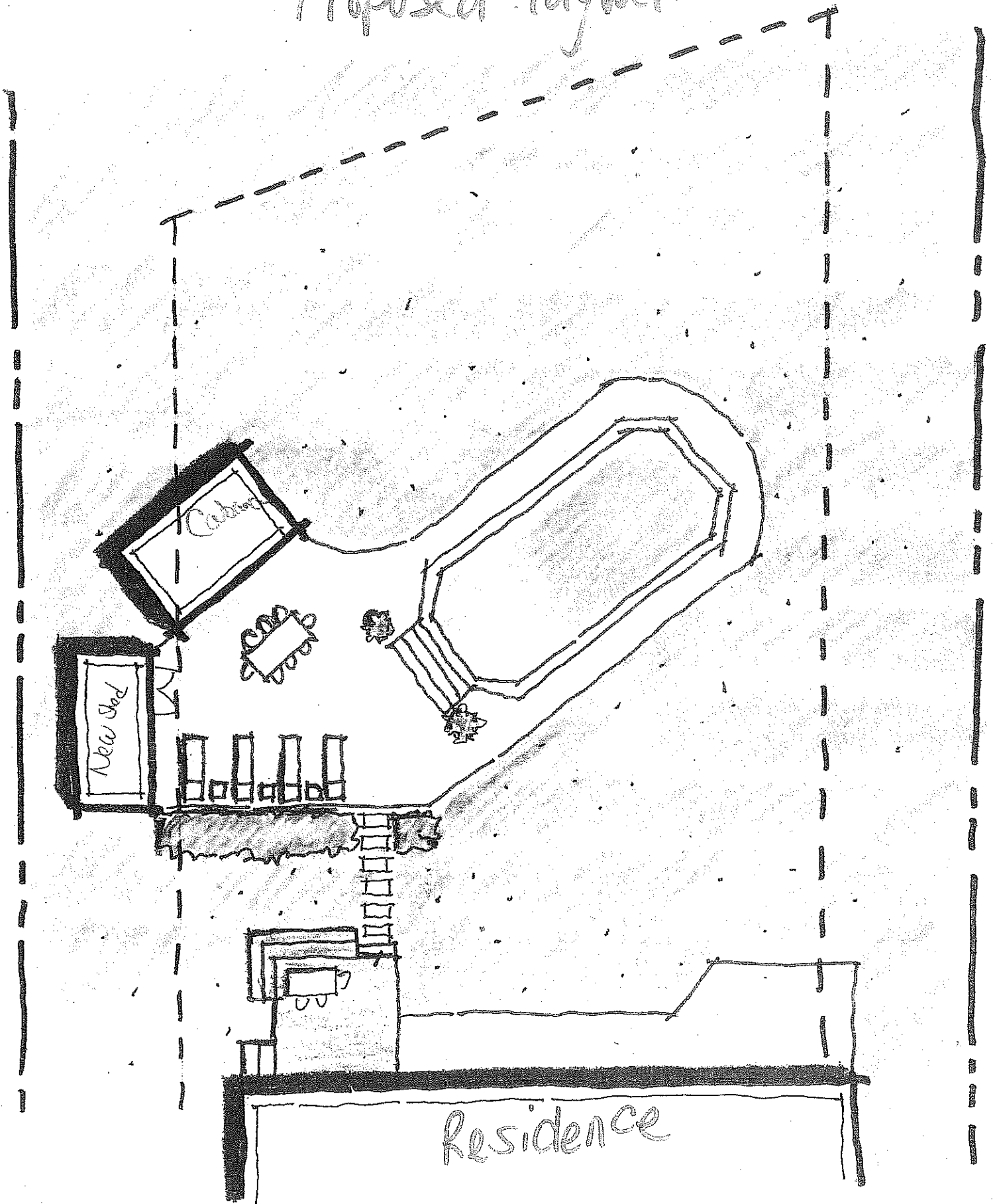
Deck bench and table, bench could have storage



Pavilion with pergola



Proposed layout



**Zoning Board of Appeals
Lakeville, Massachusetts
Minutes of Meeting
January 20, 2022
Remote meeting**

On January 20, 2022, the Zoning Board held a remote meeting. It was called to order by Chairman Olivieri at 7:00 p.m. LakeCam was recording, and it was streaming on Facebook Live.

Members present:

John Olivieri, Jr., Chair; Jeffrey Youngquist, Vice-Chair; Nora Cline, Clerk; Gerald Noble, Vice-Clerk; Chris Carmichael, Member; Christopher Sheedy, Associate

Others present:

Mark Resnick, Town Planner; Cody Velozo, applicant

Agenda item #1

Mr. Olivieri read this item into the record. It was an explanation of how the provisions of Chapter 20 of the Acts of 2021 allowed the Board to continue to meet remotely.

Velozo hearing – 300 Pond Lane

Mr. Olivieri opened the Velozo hearing at 7:01 p.m. and read the legal ad into the record. He asked Mr. Velozo to explain what he wanted to do. Mr. Velozo advised he wanted to build a carport next to his existing garage to store his boat. Mr. Olivieri asked how far he was from the sideline. Mr. Velozo replied it would be 6' 2". Mr. Olivieri noted that correspondence from the Planning Board, Board of Health, and Conservation Commission indicated each Board had no issue with the petition. He then asked if Board members had any questions.

Mr. Youngquist said it appears that he has a very large garage. Would the boat fit into that? Mr. Velozo said that it would not. Mr. Youngquist asked if the structure would be on pilings with just a gravel floor. Mr. Velozo replied that was correct. He noted the neighbors on either side had no objection. Mr. Carmichael asked how close the other garage was on lot 303. Mr. Velozo estimated it to be 30 feet away. Mr. Sheedy stated that as long as it was just footing and crushed stone, he didn't have a problem with the petition.

Mr. Noble joined the meeting at 7:10.

Mr. Youngquist then made the motion, seconded by Ms. Cline, to approve the petition as applied for. Mr. Carmichael suggested amending the motion to include the condition that neither the garage or structure would be habitable. Mr. Youngquist made that amended motion. Ms. Cline seconded it.

Roll Call Vote: Mr. Youngquist-Aye, Mr. Sheedy-Aye, Ms. Cline-Aye, Mr. Carmichael-Aye, Mr. Olivieri-Aye

Ms. Murray explained the timing of the filings, the appeal period, etc.

The hearing closed at 7:12.

Documents distributed for the hearing:

- Petition packet
- Legal ad
- Board of Health email of January 18, 2022
- Conservation Commission correspondence of January 19, 2022
- Planning Board correspondence of January 19, 2022

Approve meeting minutes

Mr. Youngquist made a motion, seconded by Mr. Noble, to approve the meeting minutes from the November 18, 2021, meeting.

Roll Call Vote: Mr. Sheedy-Aye, Mr. Youngquist-Aye, Mr. Noble-Aye, Mr. Olivieri-Aye, Ms. Cline-Abstain, Mr. Carmichael-Abstain

Old Business

There was no old business.

New Business

Mr. Resnick said that he has two items he wanted to inform the Board of. The first item is related to 40Bs. He was looking into the Safe Harbor provision of becoming a certified community. This means a certain amount or percent of units have been approved within the community. However, it appears that they may be too late for this filing for certification. The certification allows the community to say no to a project during the two-year period. It means you don't have to review and approve certain projects, but if it was felt the project was too impactful or not well done, the option would be there of putting it off until the expiration of the certification process. He will follow up with the State concerning this.

Mr. Resnick said that the Board does have some rules and regulations for Comprehensive Permits, but he had not yet had the chance to look through them. That is something that he will be doing and can be discussed at a future meeting. He advised the last item was more informational. There are some new regulations that have been drafted by the State for MBTA communities. The guidelines indicate that in order to continue to be eligible for a variety of State grants, you need to comply with this new requirement to zone areas around the train or bus stations for high density housing by right. They will need to create the opportunity for 750 units to be built. He noted that

there was some high-density housing there and that land still counts within their area. The Town will have to, at some point, adopt this new zoning or overlay district. Mr. Resnick stated that the Town has until 2023 to have something in place, and some grant assistance for communities to do the analysis will be provided.

Adjourn

Mr. Carmichael made a motion, seconded by Mr. Youngquist, to adjourn the meeting.

Roll Call Vote: Ms. Cline-Aye, Mr. Youngquist-Aye, Mr. Carmichael-Aye, Mr. Noble-Aye, Mr. Sheedy-Aye, Mr. Olivieri-Aye

Meeting adjourned at 7:35.

Lakeville Sign Bylaw

Possible sign changes 2022 – *Changes in Italics*

ADD TO: Section 2.0 Definitions

Awnings: — An awning with lettering or logo advertising the name of the business shall constitute a sign. All such awnings over doorways and windows shall only count as one sign.

Changeable Copy Signs: Signs with letters which can be manually or mechanically moved in order to change the message or wording of the sign

Directional Signs: Shall be solely for pedestrian or vehicular traffic. Directional signs shall indicate parking entrances, exits, drive-thru's, etc. They shall not include any other information, advertising, or logos.

Electronic Message Boards: Electronically controlled signs which can change messages without the physical movement of the letters.

Electronic Outdoor Advertising: A use whereby an outdoor sign or billboard, whether double-faced, back-to-back, or V-shaped, with a screen(s) that serves to advertise, direct or call attention to any business, article, substance, or service, or anything that is digitally or electronically projected, on or by a structure of any kind on real property or upon the ground itself, and that advertises services, products or commodities that are not available on said real property or parcel.

Freestanding Sign: Any sign supported by a structure permanently anchored to the ground which is independent from any building.

Portable Signs: A sign or advertising display that is not permanent, affixed to a building, structure or the ground.

Public Events: An entertainment event open to the general public such as outdoor concerts, winter carnivals, parades, etc.

Shopping/Business Center Signs: Where more than one business is located in a building only one freestanding sign may be erected, which shall serve all of the businesses at that location.

Wall Sign: A sign attached parallel to or painted on the wall of a building.

Window sign: A permanent or temporary sign applied to, attached to, or inside a window or door which is visible from the exterior.

6.6 SIGN REGULATIONS

6.6.1 Purpose

To provide information to the public and for the identification of permitted activities from public ways, the erection and maintenance of signs shall be subject to regulation in order to preserve and enhance the visual appearance and character of the Town, to provide for the safety and general welfare of the public, and to prevent injurious and detrimental effects from the distracting demands for attention resulting from uncontrolled shapes, sizes, colors, motions, lighting, and inappropriate locations.

ADD NEW SECTION: 6.6.2 Permit Required

ADD 6.6.2.1 No sign shall be erected, altered, or relocated without a permit issued by the Building Commissioner, except as otherwise provided herein.

ADD 6.6.2.2 The applicant proposing to erect, alter or relocate a sign shall submit to the Building Commissioner a completed sign permit application, together with the required application fee and sketches of all proposed signs. The drawings shall specify the building and sign dimensions, colors, attachment methods, location of the signs, method of illumination and any other pertinent information which may be required

ADD 6.6.2.3 Sign permit fees shall be determined by the Selectboard.

6.6.3 General Sign Regulations

6.6.3.1 No sign shall be located closer than ten (10) feet from the street right-of-way, and no closer than thirty (30) feet from the side or rear property lines.

6.6.3.2 Signs shall be limited to a maximum height of twenty (20) feet as measured from the crown of the road directly perpendicular to the sign.

6.6.3.3 Signs shall be limited in number to two (2) signs for each business or industrial establishment or company.

Business or industrial sites containing more than one establishment (mill outlets, shopping centers, industrial parks, etc.) shall be limited to two (2) signs per establishment, one of which shall be attached to the structure to designate the establishment within the structure, and the other attached to or part of a central common directory sign. Business and Industrial subdivisions may have one (1) entrance sign, not being a directory sign, in addition to the above. Signs for this common directory sign and for the business and industrial subdivision entrance sign may be double-sided and a maximum of sixty-four (64) square feet in area.

6.6.3.4 Unless permitted elsewhere in this By-Law, no sign may exceed thirty-two (32) square feet in area.

6.6.3.5 Signs erected upon or attached to a building shall not project:

6.6.3.5.1 horizontally more than two (2) feet;

6.6.3.5.2 into or over any way;

6.6.3.5.3 above the highest part of the building, not exceeding twenty (20) feet from ground level.

6.6.3.6 No free-standing sign shall project more than two (2) feet horizontally from its means of support.

6.6.3.7 The colors red, green or yellow shall not be used in a manner that might confuse the meaning or stop signs, stop lights or other traffic signs.

ADD 6.6.3.8 Freestanding signs shall have landscaping at the base

ADD 6.6.3.9 All Signs must be maintained, this includes awning material, lettering, lighting, and landscaping.

ADD 6.6.3.10 Free Standing signs are permitted to have either a changeable copy sign or an electronic Message Board as part of its sign but not both.

ADD 6.6.3.11 Changeable copy signs or the portion of a sign that is changeable copy shall not exceed 12 square feet. They may be internally illuminated but shall be turned off during the overnight hours from 11:00 pm until 6:00 am unless for a facility providing medical care with hours of operation outside of these hours. In this case, the applicant can apply for a special permit from the Zoning Board of Appeals.

ADD 6.6.3.12 Electronic message boards or the electronic message board portion of a sign shall not exceed 12 Square feet. They shall be turned off during the overnight hours from 11:00 pm until 6:00 am unless for a facility providing medical care with hours of operation outside of these hours. In this case, the applicant can apply for a special permit from the Zoning Board of Appeals.

ADD 6.6.3.13 Internally illuminated signs or the internally illuminated portion of a sign shall not exceed 24 square feet.

ADD 6.6.3.14 Wall signs shall not exceed 15% of the area of the wall it is attached to or 32 Square Feet whichever is less.

ADD 6.6.3.15 Window signs shall not exceed 30 % of the total area of all windows and doors.

ADD 6.6.3.16 One Temporary subdivision sales sign not to exceed 32 square feet. This sale sign shall be removed upon the issuance of occupancy permits for 75% of the subdivision.

6.6.4 Exemptions

6.6.4.1 Flags or insignia of the United States or any political subdivision thereof or any other nation or country when not used for commercial promotion or display.

6.6.4.2 Temporary posters, placards, or signs associated with a political campaign or current political issue. Any such sign must be removed within 48 hours after its relevance has expired.

6.6.4.3 Signs located on residential structures or driveways, so long as they do not exceed two (2) square feet and are for the primary purpose of indicating the name or names of the resident.

6.6.4.4 For sale, lease, or rent signs on real property or the signs of real estate agents or brokers, so long as they do not exceed six (6) square feet in area.

6.6.4.5 Signs less than two (2) square feet designating entry and egress from parking areas, and other directional traffic control and safety-related signs.

RENUMBER 6.6.4.5 Normal highway control signs, hazard signs, and other state-approved highway safety signs. TO 6.6.4.6

ADD 6.6.4.7 Permanent subdivision or residential development identification signs shall not exceed 12 square feet. They may only be externally illuminated by spotlights and shall be set back 10 feet from property lines.

ADD 6.6.4.8 One sign not exceeding 32 square feet on a building or project under construction, repair, or renovation identifying the contractor, architect, and/or owner. This sign shall be removed upon issuance of an occupancy permit for all or part of the building.

ADD 6.6.4.9 Fuel pump information signs, only as required by State law, are allowed and shall not affect the computation of allowable number of signs or aggregate sign size on a property.

6.6.5 Temporary Signs

6.6.5.1 Temporary exterior signs or mobile sign displays are permitted to advertise the opening of a business at a new location or to advertise a special event at its intended location.

6.6.5.2 Such signs shall not exceed thirty-two (32) square feet in area.

6.6.5.3 No two or more of such signs shall be closer than five hundred (500) feet apart.

6.6.5.4 The combined total number of days that one or more temporary signs may be displayed on the premises shall not exceed sixty (60) days in each twelve (12) month period per establishment.

6.6.5.5 Temporary signs shall be displayed in conformance with setback requirements for all signs.

6.6.5.6 At the end of the sixty (60) day period, the sign shall be removed by the initiative of the company, organization, or individual or their agents as indicated by the display of information.

6.6.5.7 All such temporary signs as herein described must meet the approval of the Building Commissioner regarding safety of construction, placement, mounting, and lighting.

By written notice specifying the corrections needed, the Building Commissioner shall order the immediate action of the displayer to either correct the sign or have it removed.

If immediate action is not taken, the Building Commissioner may, at his own initiative or with the enlisted aid of any Town department, remove such sign.

ADD TO 6.6.6 the Section title: Special Permits

RENUMBER THE EXISTING SECTION TO: 6.6.6.1

Remove the words: Off Premise signs, so the section now reads

6.6.6.1 Signs larger in area or higher than specified or a greater number of signs, may be granted by Special Permit of the Board of Appeals.

ADD 6.6.6.2 A Special Permit may not be issued for signs prohibited by this by-law in Section 6.6.7

RENUMBER SECTION 6.6.2 General Sign Prohibitions TO SECTION 6.6.7 General Sign Prohibitions AND RENUMBER THE REMAINDER OF THIS SECTION ACCORDINALLY

6.6.7.1 Signs, any part of which moves, flashes, or incorporates traveling or animated lights and all beacons and flashing devices whether a part of, attached to, or apart from a sign are prohibited.

6.6.7.2 No illumination shall be permitted which casts glare onto any residential premises, or onto any portion of a way so as to create a traffic hazard.

6.6.7.3 Any sign which is considered by the Building Commissioner, police department or fire department to be obstructive, hazardous, or dangerous because of age, damage, poor construction, or a potential danger in a severe storm must be removed immediately, but in no case later than seven (7) days following receipt of written notice from the Building Commissioner.

6.6.7.4 No sign shall be attached to or obstruct any fire escape, fire or emergency exit; no sign shall be located as to obstruct free passage of light and air to any door, window, skylight, or other similar opening.

ADD 6.6.7.5 Roof mounted Signs that are taller than 2 feet or extend over the peak of the roof.

ADD 6.6.7.6 No sign shall be attached to utility poles, trees, or traffic control signs or devices, except for public event banners or flags.

ADD 6.6.7.7 Portable Signs except for Temporary signs.

ADD 6.6.7.8 Banners, pennants, ribbons, streamers, spinners, balloons, string of lights not associated with a specific holiday or religious event, and flags other than those identifying a nation, state, city town, or institutional organization, unless otherwise exempted by this bylaw.

ADD 6.6.7.9 Electronic message boards or the electronic message board portion of a sign that exceeds 12 Square feet.

ADD 6.6.7.10 Changeable copy signs or the portion of a sign that is changeable copy that exceeds 12 square feet.

ADD 6.6.7.11 Electronic Outdoor Advertising Signs

ADD 6.6.7.12 Internally illuminated signs greater than 32 square feet.

ADD 6.6.7.13 Free Standing signs exceeding 30 feet in Height

ADD 6.6.7.14 Signs not located at the location of the business or off premise signs

ADD NEW SECTION: 6.6.8. Removal of signs

ADD 6.6.8.1 Any sign which is insecure, in danger of falling over, or is deemed unsafe by the Building Commissioner shall be removed.

ADD 6.6.8.2 Abandoned signs shall be removed by the sign permit holder and/or the owner of the building or premises at which the abandoned sign is located within ninety (90) days from the date the sign became abandoned

ADD NEW SECTION: 6.6.9 Nonconforming Signs

ADD 6.6.9.1 A lawfully existing non-conforming sign may have its surface and support renewed or replaced with new material without applying for a new permit if the replacement of renewal is for the same business and has the same dimensions, same copy and same location of the existing sign.

ADD 6.6.9.2 All non-conforming signs shall be removed or shall be altered so as to conform with the following provisions:

- 1. When the nature of the business changes and the sign is changed or modified in shape, size or legend; or*
- 2. When the name of the business changes and the sign is changed or modified in shape, size, or legend*

Add 6.6.9.3 Any abandoned sign shall not be reestablished except in conformance with this bylaw.

ADD NEW SECTION 6.6.10 Administration, Violations, Appeals

ADD 6.6.10.1 It shall be the duty of the Building Commissioner to administer this By-Law.

ADD 6.6.10.2 Violations of the Sign By-Law shall be enforced in accordance with Section 8.0 of these By-Laws

ADD 6.6.10.3 Appeals of any decision taken by the Building Commissioner shall be made in accordance with Section 8.0 of these By-Laws.