

ZBA Case No.: 943 A Address 119 Russell St

**TOWN OF LITTLETON
BOARD OF APPEALS**

37 Shattuck Street
P.O. Box 1305
Littleton, MA 01460
Tel: 978-540-2420



APPLICATION FOR PUBLIC HEARING

Pursuant to MGL Chapter 40A, 40B and 41 and the Littleton Zoning Bylaws

TOWN USE ONLY

Received by the Town Clerk Office

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 350 Check # 475

Pursuant to the provisions of Chapter 40, §57 of the Massachusetts General Laws as adopted by Town Meeting 2003, this document must be signed by the Tax Collector verifying payment of taxes.

Signature of Tax Collector

The undersigned hereby submits this petition for the following action (check all that apply):

- ☐ Appeal of Decision of Building Inspector or other administrative official (see page 2)
☐ Special Permit (40A) (see page 2)
☒ Variance (see page 3)
☐ Comprehensive Permit (40B) Complete additional application (see page 2)

PETITIONER: Signature

Date: 3-12-20

Douglas C. Deschenes

978-496-1177

515 Groton Road, Suite 204

Phone #
doug@dfpclaw.com

Westford, MA 01886

Email Address

Town, State, Zip

Deed Reference: Bk66612 Page 485

PROPERTY OWNER: include authorization of Owner for Petitioner to represent Owner, if unsigned

See Attached Authorization Letter

Signature

Date

Phone #

Workers Credit Union

Print Name (if different from petitioner)

Email

815 Main Street, Fitchburg, MA

Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER R18-2-0

ZONING DISTRICT: R VC B IA IB (Circle all that apply)

Check box if applicable ☒ **AQUIFER DISTRICT**

☐ **WATER RESOURCE DISTRICT**

FEES
Residential Property \$200 filing fee + additional fees = \$375.00 to Town of Littleton
Commercial Property \$350 filing fee + additional fees = \$475.00 to Town of Littleton
Comprehensive Permit \$1000 + \$100/unit over 10 units
ADDITIONAL FEES: ALL APPLICATIONS:
\$75 Recording fee, \$25 abutter list, \$75 legal notice fee

Variance

Under MGL c. 40A §. 10

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to vary, in the manner and for the reasons hereinafter set forth, the applicable provisions of the Zoning By-law.

1. Specifically, from what Zoning bylaw section are you seeking relief? §173-35*

2. Why are you seeking relief from a literal enforcement of this Zoning Bylaw?

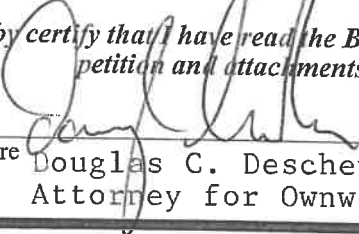
Attach a written statement that specifically describes existing conditions and your objectives, along with plans, specifications, certified plot plan and any documentation necessary to support your request.

3. Show evidence that you meet the minimum requirements of a variance under section 173-6 B (2) of the Littleton Zoning Bylaws.

Attach a written statement which specifically includes why, owing to conditions (soil, shape, or topography) especially affecting the premises, but not affecting generally the zoning district in which it is located, a literal enforcement of the Zoning By-law would result in a substantial hardship to you. Applicant must clearly demonstrate the lack of alternative remedies.

4. I hereby certify that I have read the Board of Appeals Instructions for petitioners and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.

Signature


Douglas C. Deschenes
Attorney for Owner

Print name

DOUGLAS C. DESCHENES

Filing Instructions

1. **IMPORTANT: SEE THE BUILDING COMMISSIONER/ZONING ENFORCEMENT OFFICER BEFORE YOU FILL OUT THIS APPLICATION.** He will assist you with the proper zoning sections and application request(s). His review may save time by preventing delays in the hearing process.

2. Bring the completed application packet to the Administrative Assistant to the Building Commissioner who will assist you in filing with the Town Clerk.

Necessary Exhibits— provide 3 copies and an electronic copy of the following with the completed application:

1. A copy of the most recently recorded plan of land or where no such plan exists, a copy of a plot plan endorsed by a registered engineer or land surveyor. The plan should show;
 - A) metes and bounds of the subject land
 - B) adjacent streets and other names and readily identifiable landmarks and fixed objects
 - C) dimensional layout of all buildings
 - D) distances and setbacks from the various boundaries
 - E) exact dimensions, setbacks and specifications of any new construction, alterations, additions or installations
 - F) direction of North
 - G) the name of each abutting property owner
2. Copy of the latest recorded deed
3. A written statement which details the basis for your petition
4. Pictures, plans, maps, drawings and models are always helpful in explaining the problem
5. In cases pertaining to signs, a scale print of the sign lettering and colors
6. In cases pertaining to subdivisions of land, prints should show the proposed subdivision endorsed by a registered engineer or land surveyor
7. In cases pertaining to Accessory dwellings evidence that the Board of Health has approved the septic system
8. The date of the building construction and the history of ownership are useful in finding facts about the case

Completed applications filed with the Town Clerk by the third Thursday of the month will be considered at the next regularly scheduled Zoning Board of Appeals meeting, held on the third Thursday of the following month.

The Board in its discretion may dismiss an application or petition for failure to comply with any of the foregoing rules

*and any other permit relief as may be required under the Town of Littleton Zoning By-laws to allow the proposed use/project.

DESCHENES & FARRELL, P.C.

Attorneys at Law

515 Groton Road, Suite 204

Westford, MA 01886

Telephone: (978) 496-1177

Facsimile: (978) 577-6462

Douglas C. Deschenes

Kathryn Lorah Farrell

*Melissa E. Robbins**

**Admitted in MA and NH*

March 11, 2020

Town of Littleton Zoning Board of Appeals
Shattuck Street Municipal Building
37 Shattuck Street
Littleton, MA 01460

**RE: Workers Credit Union – 119 Russell Street, Littleton, MA
Request for Hearing; Variance Application**

Dear Members of the Board,

The undersigned represents Workers Credit Union (hereinafter "Workers"), regarding the development of its new headquarters at 119 Russell Street, Littleton, MA. Currently, the building is being completed and Worker's is looking to occupy the building later this spring. As part of the completion of the property, Worker's is preparing to install signage on the building, but the Building Department has determined that three of the proposed signs do not meet the Littleton Zoning Bylaw, and therefore, will require variances in order to install the proposed signs. Please accept this letter and associated Variance Application on behalf of Workers.

Specifically, Workers is proposing the following signs (see attached plans):

Location 1 – Sign 1 -wall sign on south elevation facing RT 495, non-illuminated, aluminum dimensional letter and logo set, flush stud mounted to facade sign band above entrance, 91"H x 33'-2.5" x 2"D = 207.5 sq. ft.

Location 2 – Sign 2 - wall sign on north elevation facing Russell St., non-illuminated, aluminum dimensional letter and logo set bottom mounted onto entrance canopy above entrance, 47"H x 21'3"W x 2"D = 81.6 sq. ft.,

Location 3 – Sign 3 -non illuminated, aluminum address numbers mounted above entry flush stud mounted to facade, 12"H x 27"W x .4"D = 2.25 sq. ft.

Location 4 – Sign 4 -wall sign on east elevation, non-illuminated aluminum letter and logo set, flush stud mounted to building facade sign band above east entrance, 51"H x 21'-4"W x 4"D = 90.7 sq. ft.

The following provides the Variances needed for the proposed signs:

Sign 1 exceeds size 173-35C(3) - No attached sign shall exceed 50 s.f. and 173-35A(1)b - one attached wall sign to each building side having a both a public entrance and orientation to a street .

Sign 2 - exceeds size 173-35C(3) - no attached sign shall exceed 50 s. f.

Sign 3 - none

Sign 4 exceeds size 173-35C(3) no attached sign shall exceed 50 s. f. and 173-35 A(1)b - one attached wall sign to each building side having both a public entrance and orientation to a street.

In seeking these Variances, Workers also respectfully requests any and all other Variance, Special Permit, finding or permit relief as may be required under the Town of Littleton's Zoning Bylaws to allow the proposed signs to be installed.

As stated earlier, Worker's Credit Union has committed to developing its new headquarters in Littleton. The site was previously developed as an office building, but Workers has totally re-developed the building including a major expansion. Also, Workers is proposing to build a branch bank adjacent to the headquarters building. In selecting the site, Workers found the access from Route 495, and the visible exposure from Rt-495, to be crucial to its development and success. In fact, Worker's has obtained permission from the Conservation Commission as part of its Order of Conditions for the development to trim trees and other vegetation, to allow a line of site from Route 495 in order to take advantage of the 495 frontage. Therefore, Workers is proposing a larger building sign than allowed by right so that it can in fact be seen from Route 495.

Additionally, given that the building is set off Russell Street, some distance down from Route 119, Workers is proposing larger signs than permitted by right facing both Russell Street and Route 119. Given the expansive size of the building, signs meeting the bylaw, appear "lost" on the building façade and so do not accomplish the indented purpose of providing visibility and direction for anyone looking for the building.

Attached please find a site plan of the development, and plans showing the proposed locations of the signs and plans for each of the proposed signs.

With respect to the minimum standards necessary to obtain a Variance as per Section 173-6 B(2) of the Littleton Zoning Bylaw, please accept the following:

A literal enforcement of the provisions of the sign bylaw would involve a substantial hardship, financial or otherwise to Workers. As discussed above, this location will be the Corporate headquarters for Workers. Therefore, it is imperative to the success of the company to have its headquarters visible from surrounding streets, including, most importantly Route 495. Moreover, Workers paid a premium for the site due to its visibility from Route 495 and has

obtained the necessary permits to allow for creating a clear site line from Route 495 for its proposed signs.

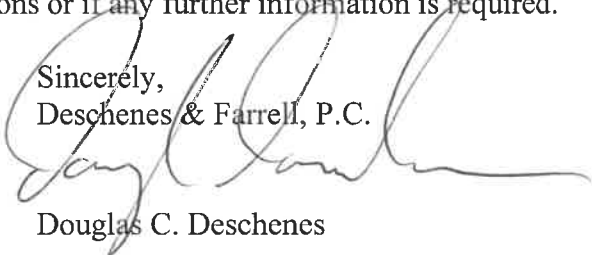
A non-financial hardship is owing to circumstances relating to the soil conditions, shape or topography of the site and structure, which especially effects the Workers site and building but not affecting generally the zoning district in which it is located. The Workers site has significant hydric soils resulting in wetlands on the site. These conditions limit the location of the building with respect to Route 495 (pushes it farther away), and limits site line from the highway necessitating a larger sign if the intention is to be seen from the roads on which it fronts. Also, the larger signs are necessary so that the building and its signs identifying it can be seen not only from Route 495 but also Route 119, as these are the major access ways for customers looking for the site.

There is also a hardship owing to the shape and topography of the lot. It is a longer rectangular shaped lot and building with its longest side facing Route 495. Given the size of the building by right signs are dwarfed, and so not as visible as needed to be affective, especially from the abutting highways (495 and 119).

The desired relief may be granted without substantial detriment to the public good; and without nullifying or substantially derogating from the intent or purpose of the sign bylaw. The intended purpose of the bylaw is to protect the public from overly large intrusive signs. given the size of the building and its setback from the surrounding roadways, especially Routes 119 and 495, the proposed signs are in keeping with that intention. They will not be oversized relative to the building size and setbacks from roadways. In fact, they need to be large in order to be seen at all and therefore be able to serve their purpose of providing recognition and direction to the business. Moreover, the signs have been designed to be esthetically pleasing and in conformance with the building's architecture and so "fit in" with the building and are aesthetically pleasing, certainly not substantially detrimental to the public good.

Thank you for your time and consideration of this matter. Please note, that all materials will be provided to the Board electronically as required under separate cover. Please contact the undersigned with any comments or questions or if any further information is required.

Sincerely,
Deschenes & Farrell, P.C.



Douglas C. Deschenes

February 28, 2020

Town of Littleton
Zoning Board of Appeals
37 Shattuck Street, Room 302
Littleton, MA 01460

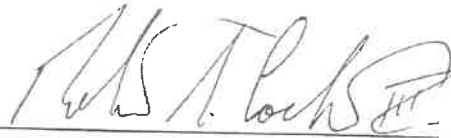
RE: Workers Credit Union – 119 Russell Street

Dear Members of the Board,

Please be advised that the undersigned Workers Credit Union does hereby authorize Attorneys Douglas C. Deschenes and/or related associates of the law firm of Deschenes & Farrell, P.C., 515 Groton Road, Ste. 204, Westford, MA 01886 to act in regards to filing a Variance Application with the Littleton Zoning Board of Appeals for Worker's Credit Union's property located at 119 Russell Street.

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "R. S. Lockett, III", written over a horizontal line.

Name: Robert S. Lockett, III
Title: Chief Strategy Officer and
SVP Diversified Services
Workers Credit Union

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 221922
Document Type	: DEED
Recorded Date	: December 31, 2015
Recorded Time	: 08:55:24 AM
Recorded Book and Page	: 66612 / 485
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1896011
Recording Fee (including excise)	: \$25,205.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 12/31/2015 08:55 AM
Ctr# 236342 27504 Doc# 00221922
Fee: \$25.080.00 Cons: \$5.500.000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.cambridgedeeds.com

DEED

Littleton Office Center Associates, LLP, duly organized and existing Massachusetts Limited Liability Partnership having a mailing address of 1 Main Street, Concord, Massachusetts 01742

For consideration paid, and in full consideration of FIVE MILLION FIVE HUNDRED THOUSAND AND 00/100 (\$5,500,000) DOLLARS

Grant to Workers Credit Union, a state chartered credit union, having a mailing address of 815 Main Street, Fitchburg, Massachusetts 01420

with quitclaim covenants,

The certain parcel of land with the buildings thereon, located in Littleton, Massachusetts and more particularly described as follows:

a certain parcel of land in Littleton, Massachusetts with the buildings thereon containing 6.46 acres known as Lot 1 as shown on a plan entitled "Land in Littleton, Mass. surveyed for Littleton Office Center" dated June, 1983 by Charles A. Perkins Co., Inc., recorded with the Middlesex South Registry of Deeds in Plan Book 1983, Plan 882.

Subject to all easements and orders on record.

For title, see deed of Littleton Office Center dated February 11, 2015 and recorded with said Registry in Book 64938, Page 193. See also see deed of Russell Street Associates dated November 4, 1981 and recorded with said Registry in Book 14459, Page 427 and Order of Middlesex Superior Court, Docket No. 1581CV05024A, recorded herewith confirming title to the property granted herein.

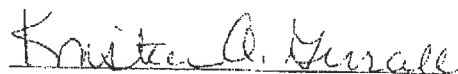
Grantor herein releases all rights of homestead in the granted property.

Witness our hands and seals this 23rd day of December, 2015.

Property Address: 119 Russell Street, Littleton, MA 01460

Littleton Office Center Associates, LLP


Bruce A. Gurall, Partner

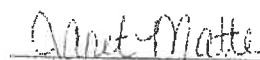

Kristen A. Gurall, Partner

COMMONWEALTH OF MASSACHUSETTS

County of Middlesex

December 23, 2015

On this 23rd day of December, 2015, before me, the undersigned notary public, personally appeared Bruce A. Gurall, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.


Official seal signature and seal of Notary Public
My commission expires:
 **JANET MATTE**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 25, 2019

COMMONWEALTH OF MASSACHUSETTS

County of Middlesex

December 23, 2015

On this 23rd day of December, 2015, before me, the undersigned notary public, personally appeared Kristen A. Gurall, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.


Official seal signature and seal of Notary Public
My commission expires:
 **JANET MATTE**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 25, 2019

Unofficial Property Record Card - Littleton, MA

General Property Data

Parcel ID R18 2 0
 Prior Parcel ID -2-2
 Property Owner WORKERS CREDIT UNION

Account Number

Mailing Address 815 MAIN ST

Property Location 119 RUSSELL ST

Property Use OFFICE

Most Recent Sale Date 12/31/2015

Legal Reference 66612-485

City FITCHBURG

Grantor LITTLETON OFFICE CENTER ASSC LLP,

Mailing State MA Zip 01420

Sale Price 5,500,000

Parcel Zoning IA

Land Area 6.460 acres

Current Property Assessment

Card 1 Value Building Value 3,399,900

Xtra Features
Value 52,000

Land Value 1,470,300

Total Value 4,922,200

Building Description

Building Style OFFICE
 # of Living Units 11
 Year Built 1983
 Building Grade GOOD (+)
 Building Condition Very Good
 Finished Area (SF) 43245.16016
 Number Rooms 0
 # of 3/4 Baths 0

Foundation Type SLAB
 Frame Type STEEL
 Roof Structure FLAT
 Roof Cover MEMBRANE
 Siding BRICK VENR
 Interior Walls DRYWALL
 # of Bedrooms 0
 # of 1/2 Baths 4

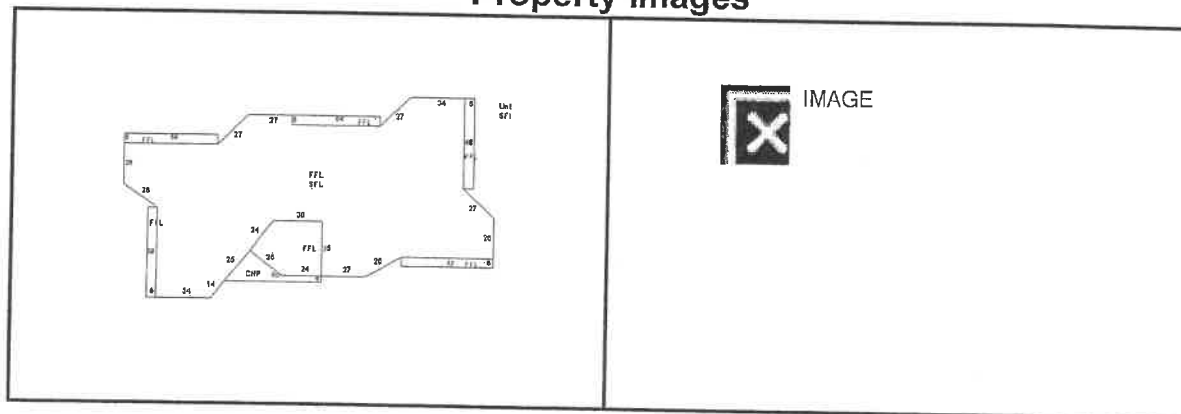
Flooring Type CARPET
 Basement Floor N/A
 Heating Type FORCED H/A
 Heating Fuel ELECTRIC
 Air Conditioning 100%
 # of Bsmt Garages 0
 # of Full Baths 0
 # of Other Fixtures 14

Legal Description

Narrative Description of Property

This property contains 6.460 acres of land mainly classified as OFFICE with a(n) OFFICE style building, built about 1983, having BRICK VENR exterior and MEMBRANE roof cover, with 11 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 4 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Town of Littleton, MA

**CAI Technologies**

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

2/28/2020

Property Information - Littleton, MA

Page 1 of 1



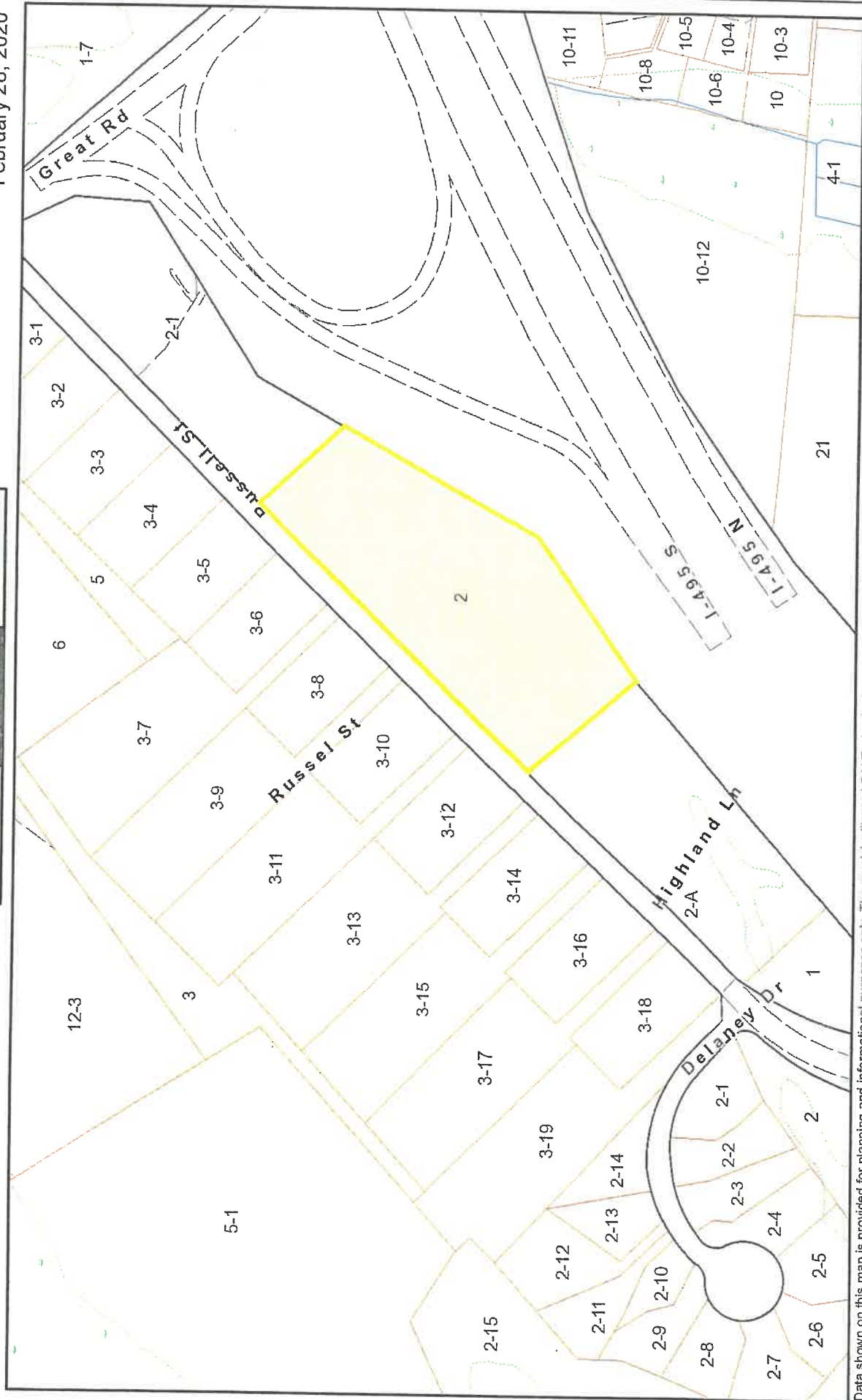
N

Littleton, MA

1 inch = 277 Feet

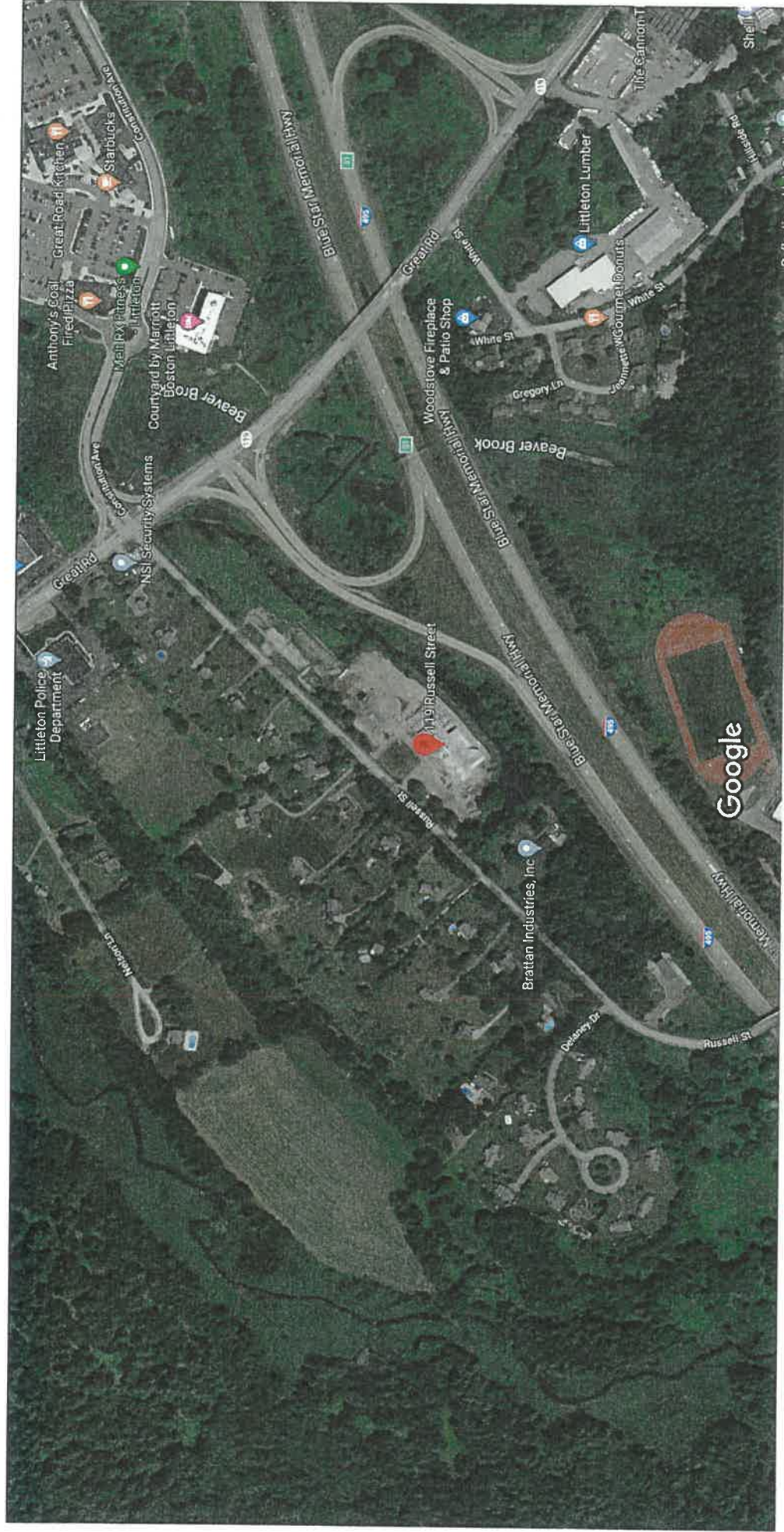


February 28, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Google Maps
119 Russell St
Workers Credit Union



Imagery ©2020 Google, Imagery ©2020 MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, USDA Farm Service Agency, Map data ©2020 200 ft



TOWN OF LITTLETON
BOARD OF ASSESSORS
P.O. BOX 1305
LITTLETON, MA 01460
(978) 540-2410 FAX: (978) 952-2321

Date: March 6, 2020

Re: **Certified List of Abutters for Board of Appeals (300 feet - public hearings, special permits
And/or for Variances)**

Applicant: Douglas C Deschenes Name of Firm: Deschenes & Farrell, P.C.
Mailing Address 515 Groton Rd, Suite 204, Westford, MA 01886

Subject Parcel Location: 119 Russell St
Subject Owner: Workers Credit Union
Subject Map & Parcel No: R18 2 0

M.G.L. Chapter 40A, Section 11. "In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. "Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town. The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes. The permit granting authority or special permit granting authority may accept a waiver of notice from or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply."

I hereby certify the attached list of abutter(s) as stated in the M.G.L. Chapter 40A, Section 11.

Number of Abutter(s) 19, including the subject parcel(s) + 1 Applicant Requesting Abutter's List.

Certified by:


Celia Jornet, Assistant Assessor

REQUESTOR	LOCATION	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
R18-2-0	119 RUSSELL ST	WORKERS CREDIT UNION		815 MAIN ST	FITCHBURG	MA	01420
R18-2-1	RUSSELL ST	WORKERS CREDIT UNION		815 MAIN ST	FITCHBURG	MA	01420
R18-2-A	95 RUSSELL ST	KAYLYN LLC		95 RUSSELL ST	LITTLETON	MA	01460
R18-3-10	166 RUSSELL ST	MCCARTHY CAROLYN		166 RUSSELL ST	LITTLETON	MA	01460
R18-3-11	164 RUSSELL ST	MARCUCELLI KAI M	MARCUCELLI MARION SMITH	164 RUSSELL ST	LITTLETON	MA	01460
R18-3-12	162 RUSSELL ST	OFRIA ROBERT M	OFRIA PATRICIA E	162 RUSSELL ST	LITTLETON	MA	01460
R18-3-13	160 RUSSELL ST	OTIS JEFFREY W	OTIS STEPHANIE J	160 RUSSELL ST	LITTLETON	MA	01460
R18-3-14	158 RUSSELL ST	JAMES JOHN D	THAKORE-JAMES MANISHA	158 RUSSELL ST	LITTLETON	MA	01460
R18-3-15	156 RUSSELL ST	BASKAS ELLIOT S	MURRAY ELIZABETH M	156 RUSSELL ST	LITTLETON	MA	01460
R18-3-16	154 RUSSELL ST	MUNROE JOHN P	MUNROE NANCY E	154 RUSSELL ST	LITTLETON	MA	01460
R18-3-3	180 RUSSELL ST	MEKALA GOVIND	MALIPEDDI SUNITHA	180 RUSSELL ST	LITTLETON	MA	01460
R18-3-4	178 RUSSELL ST	LI JIANKE	WANG DONGLI	178 RUSSELL ST	LITTLETON	MA	01460
R18-3-5	176 RUSSELL ST	MILLER BRIAN L	MILLER CATHERINE P	176 RUSSELL ST	LITTLETON	MA	01460
R18-3-6	174 RUSSELL ST	DEACON ALAN	DEACON NANCY	174 RUSSELL ST	LITTLETON	MA	01460
R18-3-7	172 RUSSELL ST	LAFLAMME GARY M	LAFLAMME DEBORA	172 RUSSELL ST	LITTLETON	MA	01460
R18-3-8	170 RUSSELL ST	NTI-ADDAE KWAME W	NTI-ADDAE GLORIA O	170 RUSSELL ST	LITTLETON	MA	01460
R18-3-9	168 RUSSELL ST	CONBOY GARY		P.O. BOX 768	LITTLETON	MA	01460
R18-5-0	478 GREAT RD	CHAUDHURI MANAS K	CHAUDHURI MANJUSREE	478 GREAT RD	LITTLETON	MA	01460
		ALSO ABUTS 495					
	REQUESTOR:	DOUGLAS DESCHENES	DESCHENES & FARRELL PC	515 GROTON RD STE 204	WESTFORD	MA	01886

18-2-0 119 RUSSELL ST
WORKERS CREDIT UNION
15 MAIN ST
FITCHBURG, MA 01420

R18-2-1 RUSSELL ST
WORKERS CREDIT UNION
815 MAIN ST
FITCHBURG, MA 01420

R18-2-A 95 RUSSELL ST
KAYLYN LLC
95 RUSSELL ST
LITTLETON, MA 01460

18-3-10 166 RUSSELL ST
ACCARTHY CAROLYN
66 RUSSELL ST
LITTLETON, MA 01460

R18-3-11 164 RUSSELL ST
MARCUCELLI KAI M
MARCUCELLI MARION SMITH
164 RUSSELL ST
LITTLETON, MA 01460

R18-3-12 162 RUSSELL ST
OFRIA ROBERT M
OFRIA PATRICIA E
162 RUSSELL ST
LITTLETON, MA 01460

18-3-13 160 RUSSELL ST
TIS JEFFREY W
TIS STEPHANIE J
60 RUSSELL ST
LITTLETON, MA 01460

R18-3-14 158 RUSSELL ST
JAMES JOHN D
THAKORE-JAMES MANISHA
158 RUSSELL ST
LITTLETON, MA 01460

R18-3-15 156 RUSSELL ST
BASKAS ELLIOT S
MURRAY ELIZABETH M
156 RUSSELL ST
LITTLETON, MA 01460

18-3-16 154 RUSSELL ST
UNROE JOHN P
UNROE NANCY E
54 RUSSELL ST
LITTLETON, MA 01460

R18-3-3 180 RUSSELL ST
MEKALA GOVIND
MALIPEDDI SUNITHA
180 RUSSELL ST
LITTLETON, MA 01460

R18-3-4 178 RUSSELL ST
LI JIANKE
WANG DONGLI
178 RUSSELL ST
LITTLETON, MA 01460

18-3-5 176 RUSSELL ST
MILLER BRIAN L
MILLER CATHERINE P
76 RUSSELL ST
LITTLETON, MA 01460

R18-3-6 174 RUSSELL ST
DEACON ALAN
DEACON NANCY
174 RUSSELL ST
LITTLETON, MA 01460

R18-3-7 172 RUSSELL ST
LAFLAMME GARY M
LAFLAMME DEBORA
172 RUSSELL ST
LITTLETON, MA 01460

18-3-8 170 RUSSELL ST
TI-ADDAE KWAME W
TI-ADDAE GLORIA O
70 RUSSELL ST
LITTLETON, MA 01460

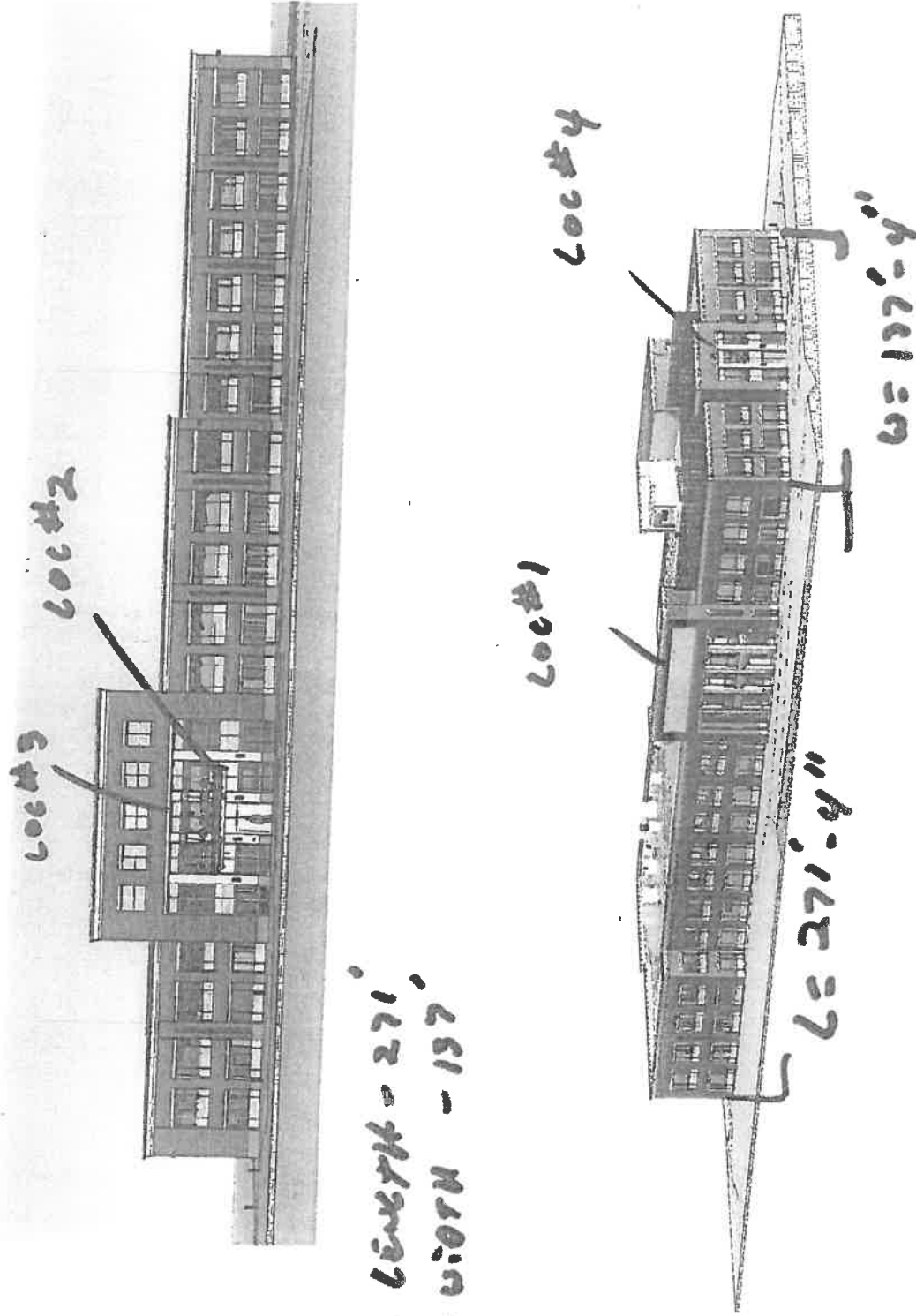
R18-3-9 168 RUSSELL ST
CONBOY GARY
P.O. BOX 768
LITTLETON, MA 01460

R18-5-0 478 GREAT RD
CHAUDHURI MANAS K
CHAUDHURI MANJUSREE
478 GREAT RD
LITTLETON, MA 01460

LSO ABUTS 495

REQUESTOR:
DOUGLAS DESCHENES
DESCHENES & FARRELL PC
515 GROTON RD STE 204
WESTFORD, MA 01886

Workers Credit Union Headquarters



100% Construction Documents Value Engineering Set

Project Address:
119 Russell Street
Littleton, MA 01460

Architects Project # 180
Issue Date: 03/29/2019

Project Team:
Architect:
Maugel Architects, Inc.
100 West Road
Littleton, MA 01460
Tel: 781-433-2220
Fax: 781-433-2221

Client:
Workers Credit Union
119 Russell Street
P.O. Box 3207
Littleton, MA 01460

Civil Engineer:
Harcourt Associates
100 West Road
Littleton, MA 01460
Tel: 781-433-2220

Structural Engineer:
RSC Engineers, LLC
60 Main Street, Unit 2
Littleton, MA 01460
Tel: 781-433-2220

MEP/FP Engineer:
RSC Engineers, LLC
60 Main Street, Unit 2
Littleton, MA 01460
Tel: 781-433-2220

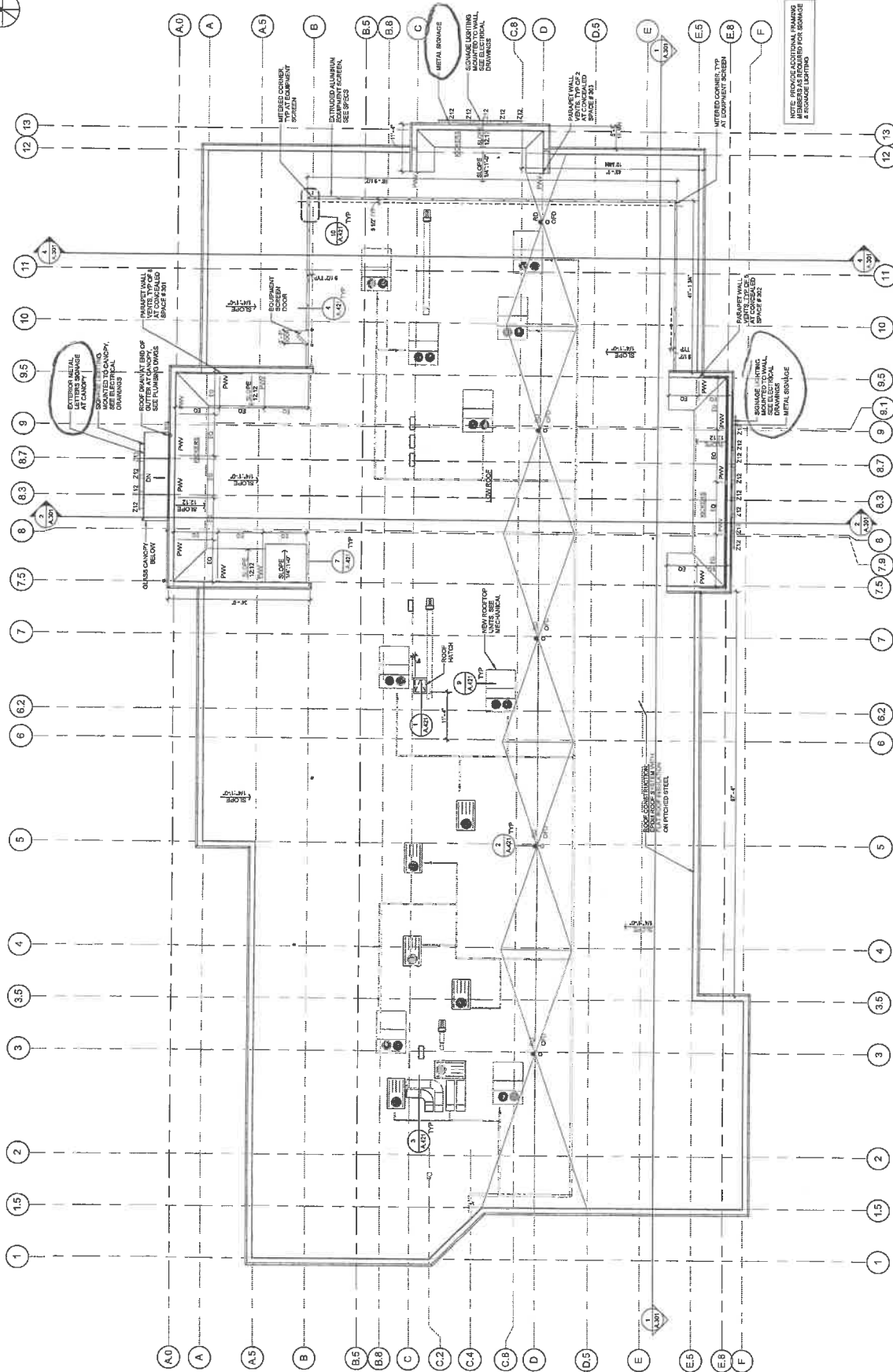
Information Technology & Audio/Visual Consultant:
277 Main Street
Boston, MA 02110
Tel: 617-423-7420

Food Service Designer:
Caban A. Guevara Architects, Inc.
100 Ludlow Street, Suite 104
Boston, MA 02110
Tel: 781-433-2220

Code Consultant:
Harcourt Associates
100 West Road
Littleton, MA 01460
Tel: 781-433-2220

General Contractor:
Neszel Construction Corp.
10 Main Street, Suite 307
Littleton, MA 01460
Tel: 781-433-2220

MAUGEL ARCHITECTS, INC.
100 West Road
Littleton, MA 01460
www.maugel.com

[illegible]

MAUGEL ARCHITECTS
 500 Ayer Road
 Harvard, MA 01455-2800
 978.455.2800
www.maugel.com

EXTERIOR WINDOW FRAMING

GLAZING

1. SEE LIST ABOVE FOR NOTES

2. ANTI-REFLECTIVE WINDOW FILM TO BE APPLIED TO INSIDE GLASS SURFACES

3. PROVIDE TRUE SIZE

4. MANUFACTURER'S SPECIFICATIONS TO BE FOLLOWED

5. VERTICAL GLASS OPENINGS FROM 10' TO 12' HIGH TO BE SUPPLIED WITH 1/2" ALUMINUM FINES

6. SLIGHT CROWN SAMPLE FOR 10' OF

7. SLIGHT CROWN SAMPLE FOR 12' OF

8. WINDOW MATERIAL

9. 2. FRAME COLOR - CLEAR

10. 3. WINDOW MATERIAL - GLAZED

11. 4. WINDOW MATERIAL - GLAZED

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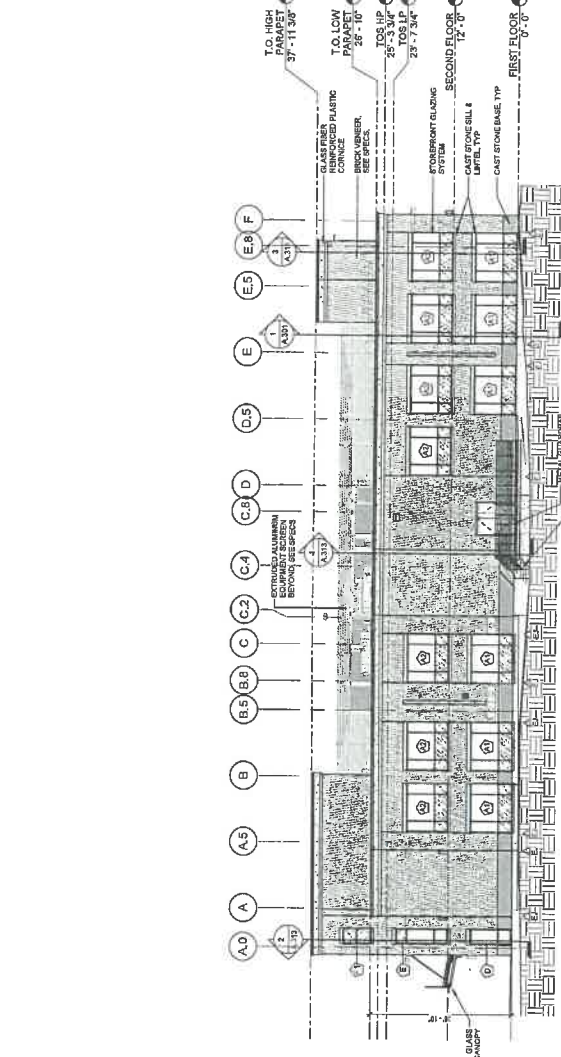
214. 207. WINDOW MATERIAL - GLAZED

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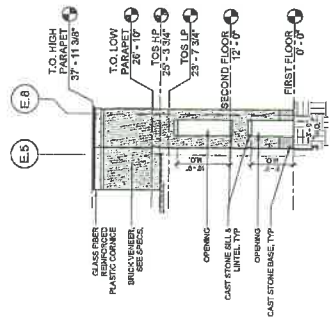
Notes:

EXTERIOR WINDOW FRAMING & GLAZING

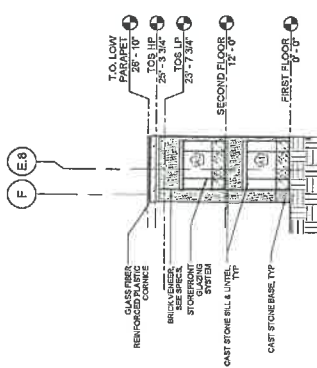
1. GLAZING TO BE LOW E.
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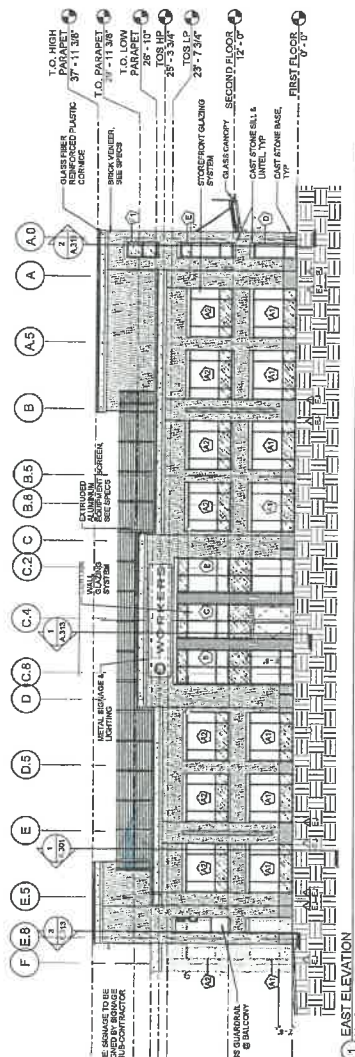
3 WEST ELEVATION
SCALE: 3/8" = 1'-0"



4 WEST ELEVATION ALONG COLUMN LINE 7.5
SCALE: 3/8" = 1'-0"



2 EAST ELEVATION ALONG COLUMN LINE 3.5
SCALE: 3/8" = 1'-0"



1 EAST ELEVATION
SCALE: 3/8" = 1'-0"

Architect's Stamp:



Project:
Workers Credit Union
Headquarters
Union, WA 98060

Project #:
Workers Credit Union

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Workers Credit Union

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MAUGEL ARCHITECTS

200 Ave Road
Seattle, WA 98101
Phone: 206.461.1234
Fax: 206.461.1235
Email: info@maugel.com
Website: www.maugel.com

Project #:
Workers Credit Union

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Workers Credit Union

DRAWING SCALE:
3/16" = 1'-0"

Notes Loc. 1

**NON-ILLUMINATED
DIMENSIONAL LTRS.**

Quantity: 1 set

- A** Metal Logo/Letters:
- 2" deep letters with aluminum faces and returns.
- Graphics mounted flush to building wall surface.
- Painted colors as noted.

MAI: NOTE SIGNAGE
AREA IS NOT RECESSED,
THE CAST STONE IS 1"
PROUD OF THE BRICK.

Paint Colors:

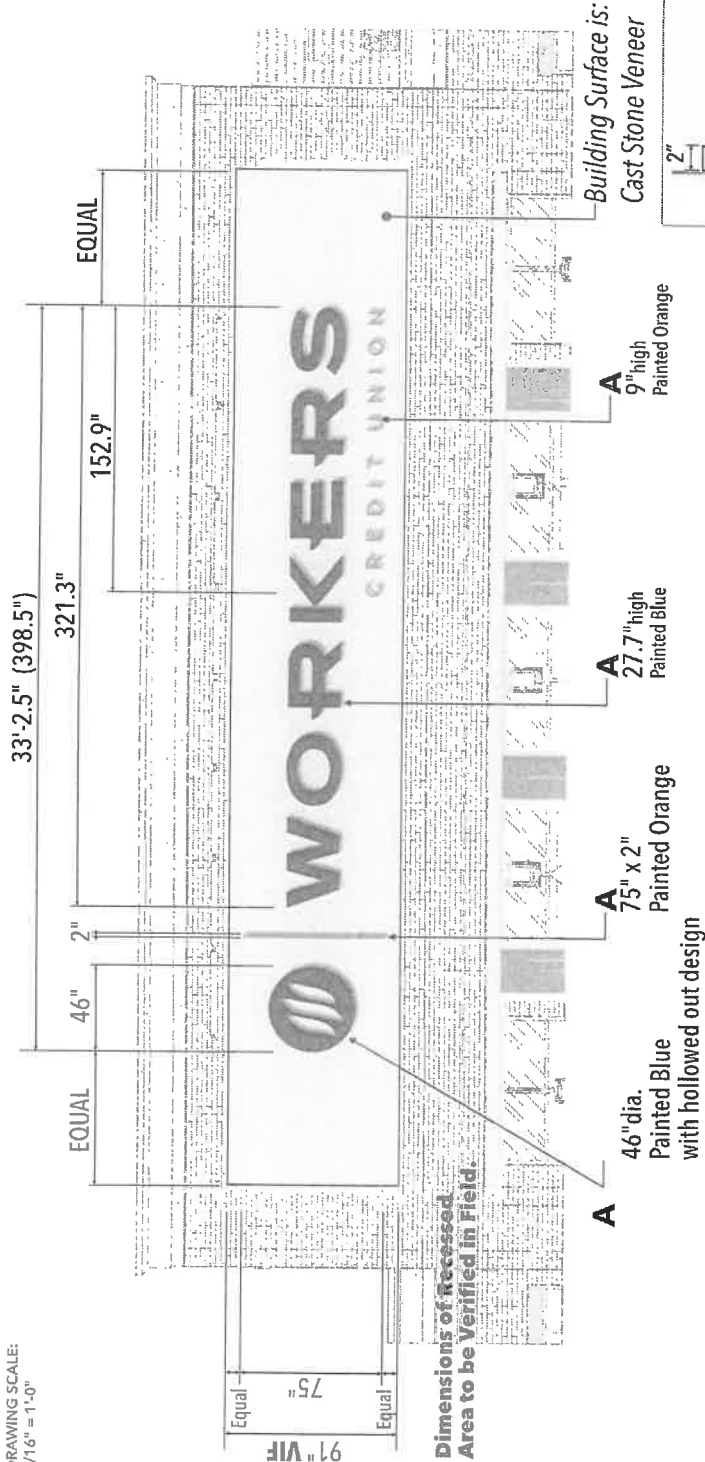
- Blue PMS7455c
Orange PMS 144c

Sign Square Footage:

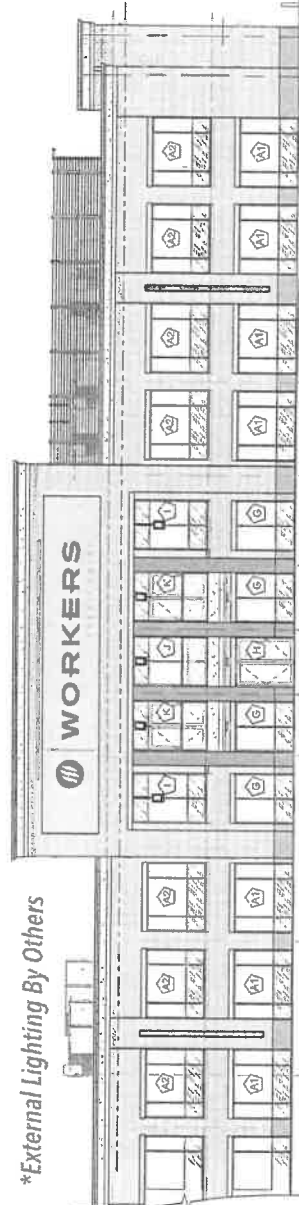
75" x 398.5" = 207.5 sq.ft.

Release to Production:

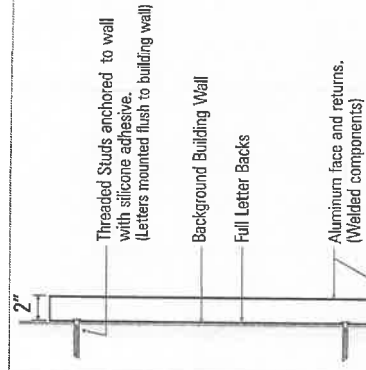
Work Order:



**External Lighting By Others*



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



Install Detail
Side View

WWW.METROSIGN.NET FAX: 978.851.2022 PHONE: 978.851.2424 170 LORUM STREET, TEWKSBURY MA 01876

Customer/Job Location:

Nauset Workers Credit Union
119 Russell Street, Littleton MA

DWG. DATE: 10.21.2019

Rev.1
Rev.2
Rev.3

Approval: ☐ Approved
☐ Approved As Noted

Sales: Adam Brodeur SM Date X

Design: P.Mgr. SM

File Name: Nauset_Workers Credit U_Ext Littleton_19-1263.cdr

Drawing #: 19-1263-1

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DRAWING SCALE:
3/8" = 1'-0"

Notes Loc. 2

NON-ILLUMINATED CANOPY LETTERS

Quantity: 1 set

- A** Metal Logo/Letters:
- 2" deep letters with aluminum faces and returns.
- Graphics mounted flush to building wall surface.
- Painted colors as noted.

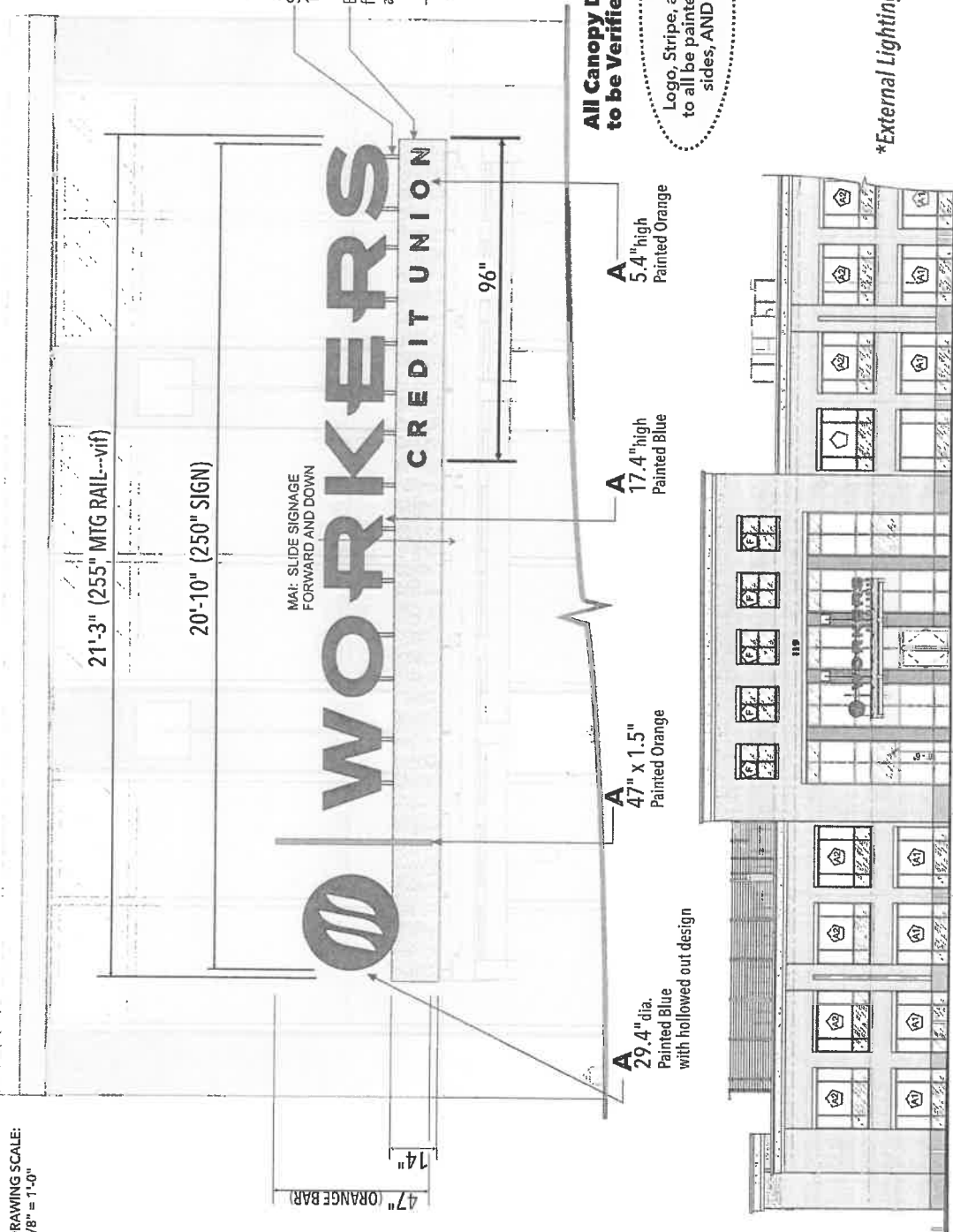
Refer to separate drawing for side section details

- Paint Colors:**
- ☒ Blue PMS7455c
 - ☒ Orange PMS 144c
 - ☐ Clear Anodized Finish

Sign Square Footage:
47" x 250" = 81.6 sq.ft.

Release to Production:

Work Order:



WWW.METROSIGN.NET

PHONE: 978.851.2424

FAX: 978.851.2424

170 LORUM STREET, TEWKSBURY MA 01876

SALES: Adam Brodeur SM

DESIGN: P.Mgr. SM

DRAWING #: 19-1263-2Br1

APPROVAL: Approved As Noted

DATE: 1.24.2020

Rev. 1 1.31.2020: per final review

Rev. 2

Rev. 3

Customer/Job Location:
Nauset Workers Credit Union
119 Russell Street, Littleton MA

DWG. DATE: 1.24.2020

Rev. 1 1.31.2020: per final review

Rev. 2

Rev. 3

APPROVAL: Approved As Noted

DATE: 1.24.2020

Rev. 1 1.31.2020: per final review

Rev. 2

Rev. 3

File Name: Nauset Workers Credit U. Ext. Littleton_19-1263.cdr

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DRAWING SCALE:
3/8" = 1'-0"

Notes Loc. 2

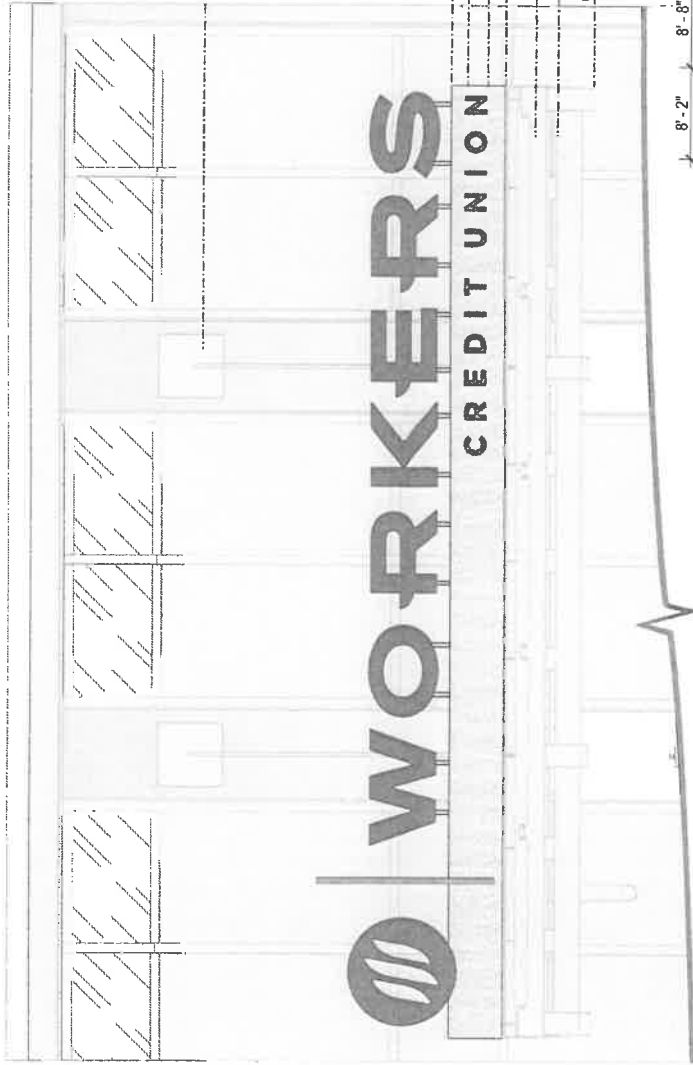
NON-ILLUMINATED
CANOPY LETTERS

Quantity: 1 set

Release to Production:

Work Order:

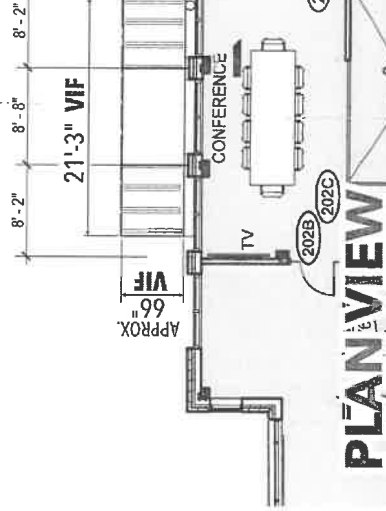
MAI: VERIFY IN FIELD CONNECTION OF SIGNAGE TO CANOPY FRAMING. COORDINATE CANOPY GLASS, CANOPY FRAMING, SIGN LIGHTERS AND SIGNAGE IN FIELD. ALL DISSIMILAR METALS TO BE SEPARATED. DISSIMILAR METALS TO BE ISOLATED WITH NEOPRENE WASHERS OR GASKETS AT ALL FASTENERS AND MOUNTING BRACKETS.



All Canopy Dimensions to be
Verified in Field.

* Side section doesn't seem to
match up with front elevation.
Field survey required before sign production.

SECTION



PLAN VIEW

WWW.METROSIGN.NET

FAX: 978-851-2022

PHONE: 978-851-2424

170 LORUM STREET, TEWKSBURY MA 01876

Sales: Adam Brodeur SM

Design: P. McGr.

Drawing #: 19-1263-2B-B

Customer/Job Location:

Nauset Workers Credit Union
119 Russell Street, Littleton MA

DWG. DATE: 1.24.2020

Rev. 1

Rev. 2

Rev. 3

Approval: ☐ Approved As Noted

Approved

Date

X

File Name: Nauset Workers Credit U. Ext. Littleton_19-1263.cdr

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DRAWING SCALE:
1/2" = 1'-0"

Notes Loc. 3

**NON-ILLUMINATED
ADDRESS NUMBERS**

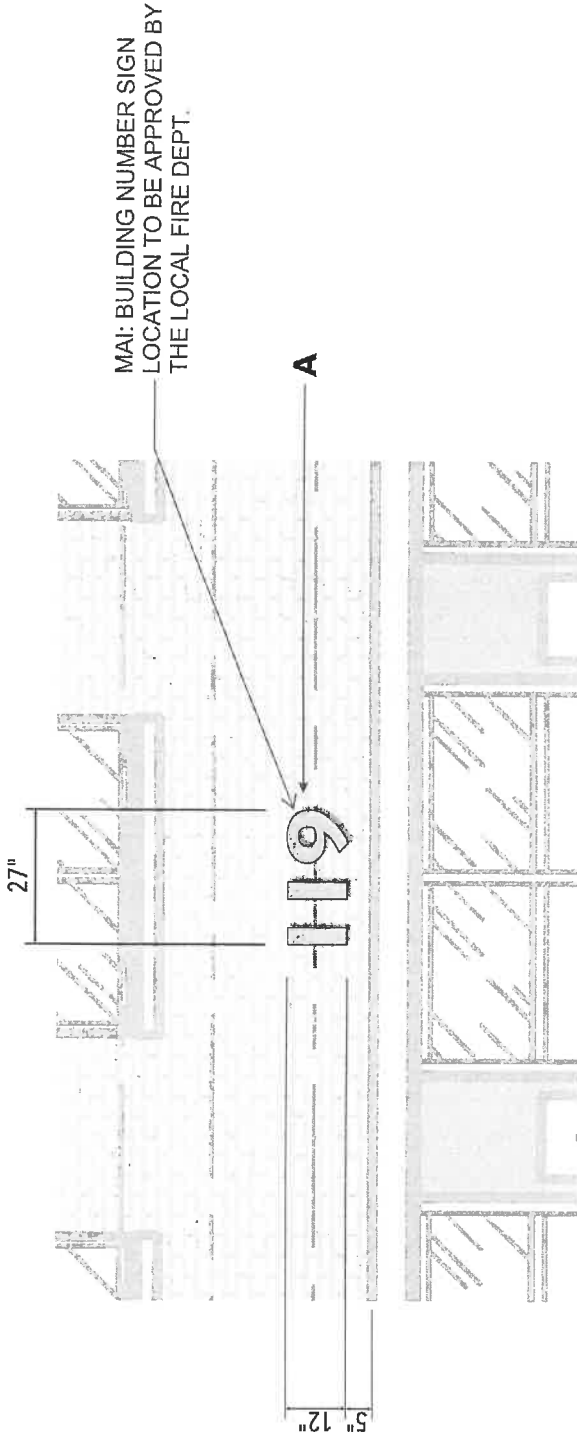
Quantity: 1 set

- A** Metal Numbers:
3/8" thick flat cut out aluminum numbers.
Faces and sides to have clear anodized finish.
Mounted flush to brick building wall surface.

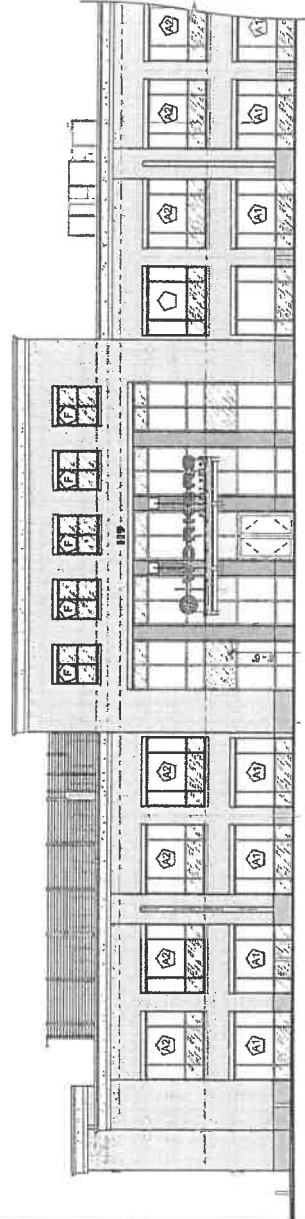
MAI: 1" DEEP NUMBERS
WITH ALUMINUM FACES
AND RETURNS

Font:
Humanist 52 | Bold
Release to Production:

Work Order:



MAI: BUILDING NUMBER SIGN
LOCATION TO BE APPROVED BY
THE LOCAL FIRE DEPT.



NORTH ELEVATION
SCALE: 1/16" = 1'-0"

WWW.METROSIGN.NET

PHONE: 978-851-2424

170 LORUM STREET, TEWKSBURY MA 01876

SALES: Adam Brodeur SM

DESIGN: P.Mgr.: SM

DRAWING #: 19-1263-5r1

Customer/Job Location:

Nauset Workers Credit Union
119 Russell Street, Littleton MA

DWG. DATE: 1.24.2020

Rev 1 1.31.2020 Locr changed from 5 to 3. Number size from 1.4" to 1.2"

Rev 2

Rev 3

Approval: ☐ Approved

Approved As Noted

Date

X

File Name: Nauset_Workers Credit U_Ext_Littleton_19-1263.cdr

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DRAWING SCALE:
3/8" = 1'-0"

Notes Loc. 4

NON-ILLUMINATED CANOPY LETTERS

Quantity: 1 set

A MAI: 1" DEEP PAN SIGN

Pan Sign: IF RECOMMENDED

- Framed of 1" x 2" aluminum tube.
- Flat face to be .060" thick aluminum, with flat bleed edges.
- Painted "Cast Stone Color".
- Sign attached to rooftop aluminum screened enclosure.
- (Concealed angle brackets.)

B

- Metal Logo/Letters:
- 2" deep letters with aluminum faces and returns.
 - Graphics mounted flush to building wall surface.
 - Painted colors as noted.

Paint Colors:

- Blue PMS7455c
- Orange PMS 144c
- Cast Stone Color Match
- PMS # PANTONE WARM GRAY 1 C

Architect to provide
PMS color match for stone

Sign Square Footage:

51" x 256" = 90.7 sq.ft.

Release to Production:

Work Order:

21'-4" (256")

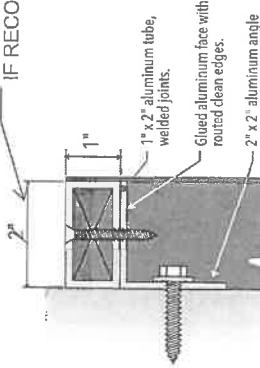
1.5"

2"



MAI: 1" IF RECOMMENDED

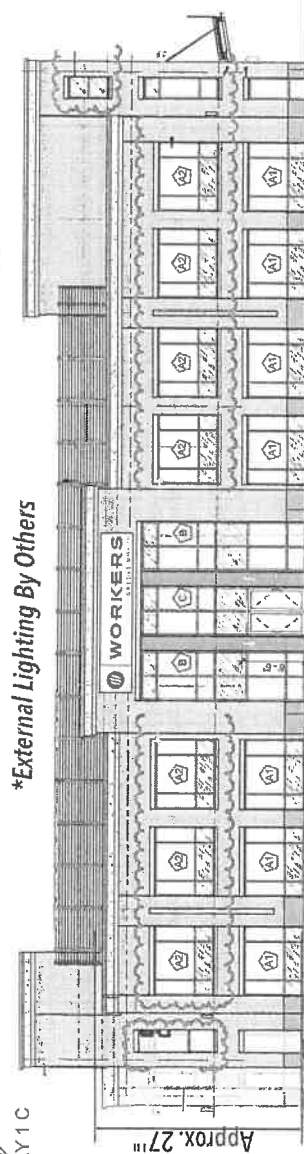
Side Elevation



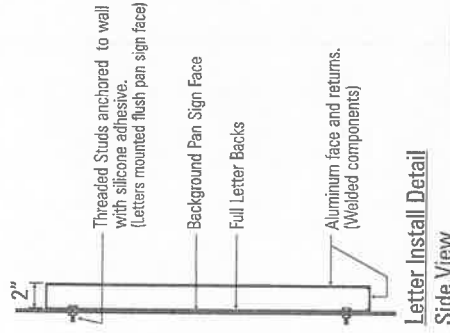
Typical Install: Pan Sign
FINAL HARDWARE T.B.D.
(with survey of background wall)

*External Lighting By Others

MAI: PROVIDE A COLOR
SAMPLE FOR FINAL APPROVAL
BY OWNER & ARCHITECT



EAST ELEVATION
SCALE: 1/16" = 1'-0"



Letter Install Detail
Side View



WWW.METROSIGN.NET

PHONE: 978.851.2424

FAX: 978.851.2424

170 LORUM STREET, TEWKSBURY MA 01876

Customer/Job Location:

Nauset Workers Credit Union
119 Russell Street, Littleton MA

DWG. DATE: 10.21.2019

Rev. 1 1.24.2020: sign size and location

Rev. 2 1.31.2020: Loc changed from 2 to 4

Rev. 3

Approval: ☐ Approved

☐ Approved As Noted

Date

X

Sales: Adam Bodour

Design: SM

PMgr:

Drawing #: 19-1263-3r2

File Name: Nauset Workers Credit U Ext Littleton_19-1263.cdr

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