

Meeting Minutes

Zoning Board of Adjustment June 10, 2009

Lincoln Town Hall Main Street, Lincoln, New Hampshire 5:00 PM

Present: Chairman Joe Chenard, Vice Chairman Ron Comeau, Member W.T. Bishop, and Alternate Tom Smith

Staff Present: Stacey Havlock, Zoning Administrator – Peter Joseph, Town Manager

Others Present: Anthony Buonopane, Pat Romprey, Mike Sabourin, Chester Kahn and other unidentified members of the audience.

5:13 PM CALL TO ORDER by the Chairman

Chairman Chenard called the meeting to order. Full quorum present. Member Leary and Selectmen's Representative McTeague were excused and Alternate Smith was seated.

5:14 PM CONSIDERATION of the Draft Minutes of the May 20, 2009 meeting.

Vice Chairman Comeau made a **motion** to approve the minutes of May 20th as presented; seconded by Alternate Smith: Affirmative vote.

5:03 PM Case 09-04: Saber Mountain Landing, LLC, Tax Map 2, Lot 005

The applicant is seeking a Special Exception from the Lincoln Land Use Plan Ordinance, Article VI-B, Section D #17 – regarding offsite signs.

Mr. Sabourin stated he needed to change the original location of his sign he was previously approved for as the State setbacks on the land at Pollard Brook were further back than originally anticipated. He said he has spoken with Dave Rodgers about using the sign near the Mothership during the summer months. It was noted that Mr. Sabourin and Mr. Rodgers would possibly be rotating the signage on varied seasons.

Alternate Smith asked if the dimensions on the sign were going to change. Mr. Sabourin stated he would only be replacing the existing lighting.

Alternate Smith made a **motion** to open the public hearing; seconded by Vice Chairman Comeau.

Mr. Romprey asked if the sign was considered a temporary sign. He said it could be considered more of a seasonal sign instead of a permanent sign.

It was felt the sign would be considered a permanent sign.

It was noted the only reason Mr. Sabourin was here was because it would be an offsite location where he wanted to place his sign.

Alternate Smith made a **motion** to close the public hearing; seconded by Vice Chairman Comeau.

Vice Chairman Comeau made a **motion** to go into voting mode; seconded by Member Bishop: Unanimous affirmative vote.

- 1. Regarding architectural compatibility:** The project would be on an existing sign without any dimensional changes. 4 votes yes
- 2. Regarding traffic access:** The project will not affect traffic access. 4 votes yes
- 3. Regarding lighting and noise:** The lighting is existing and the sign will not cause any noise. 4 votes yes
- 4. Regarding use compatibility:** It will be compatible. 4 votes yes

Vice Chairman Comeau made a **motion** to close voting mode for the Special Exception; seconded by Alternate Smith: Unanimous affirmative vote.

Chairman Chenard noted the Special Exception was approved.

5:24 PM Case 09-05: Anthony Buonopane, Tax Map 16, Lot 068

The applicant is seeking a Special Exception from the Lincoln Land Use Plan Ordinance, Article VI-B, Section D #14 – internally illuminated signs.

Mr. Buonopane said he took over the property located at 69 Main Street which has an existing internally illuminated sign. He said he only changed the face plates on the sign and no other changes were made. He stated all of the outside lights are connected together and he would have to re-wire the whole front of the building for the main sign to not light up.

Town Manager Joseph noted the question of the status of the sign came about because the business had been out of operation for more than a year. It was his feeling that Mr. Buonopane needed approval from the ZBA for a Special Exception to have the sign illuminated again.

Alternate Smith made a **motion** to open the public hearing; seconded by Vice Chairman Comeau.

Mr. Romprey stated there are a number of businesses that have this same type of situation. He wondered if all businesses would have to follow this same procedure if they were re-opened.

It was noted it would depend on the location and size of the sign as well as if the type of business were to change.

An audience member asked how bright the sign was going to be and if anything else would be added to the sign than what was currently there. Mr. Buonopane stated the only changes to the sign were going to be the name with new faceplates and everything else would remain the same.

Vice Chairman Comeau made a **motion** to close the public hearing; seconded by Alternate Smith.

Alternate Smith made a **motion** to go into voting mode; seconded by Member Bishop: Unanimous affirmative vote.

- 1. Regarding architectural compatibility:** The project would be on an existing sign without any dimensional changes and the surrounding signs are internally illuminated as well. 4 votes yes
- 2. Regarding traffic access:** The project will not affect traffic access. 4 votes yes
- 3. Regarding lighting and noise:** The lighting of the sign was existing and the sign will not cause any noise. 4 votes yes
- 4. Regarding use compatibility:** It will be compatible. 4 votes yes

Vice Chairman Comeau made a **motion** to close voting mode for the Special Exception; seconded by Alternate Smith: Unanimous affirmative vote.

Chairman Chenard noted the Special Exception was approved.

5:34 PM OTHER BUSINESS

Mary Conn approached the Board regarding the possibility of a subdivision with a smaller lot size than required. She wanted the Boards thought on the best way to approach this.

5:35 PM ADJOURNMENT

There being no additional business, Alternate Smith made a **motion** to adjourn the meeting; seconded by Member Bishop: Unanimous affirmative vote.

DATE: _____

APPROVED: _____

Joseph Chenard
Zoning Board Chairman