



# Town of Lincoln

## ZONING BOARD OF ADJUSTMENT

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### Meeting Minutes

#### Zoning Board of Adjustment July 22, 2009

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

Present: Chairman Joe Chenard, Vice Chairman Ron Comeau and Alternate Tom Smith

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

Others Present: Kim Frydman, Janelle Bard, Dennis Ducharme and Brian Baker

#### 5:04 PM CALL TO ORDER by the Chairman

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

#### 5:04 PM CONSIDERATION of the Draft Minutes of the June 10, 2009 meeting.

Vice Chairman Comeau made a **motion** to approve the minutes of June 10<sup>th</sup> as presented; seconded by Alternate Smith: Affirmative vote.

#### 5:09 PM Case 09-06: North Country Center for the Arts, Tax Map 16, Lot 310-3.1

The applicant is seeking a Special Exception from the Lincoln Land Use Plan Ordinance, Article VI-B, Section D #17 and #19 – regarding offsite and portable signs.

Town Manager Joseph noted there were two separate properties this application needed to have considered. He noted there were signs at the entrance of Dennis Ducharme's property near Fratellos' restaurant and a sign located at the McDonald's property.

Ms. Frydman addressed the Board stating their signs are tastefully crafted and they have the consent of the property owners to have them on the properties. She stated the only other signs they have are on the building which are not able to be seen from the road as the building is setback from the road.

The Board reviewed the locations of the signs and the appearance of them. It was noted that in the event the Special Exception for the signs be approved any sign that is left out all night should be tied down and secured.

Alternate Smith made a **motion** to open the public hearing for discussion on the signs located at the South Mountain Drive entrance; seconded by Vice Chairman Comeau.

Ms. Bard asked to review the exact locations of the signs. Once she reviewed them she had no more comments.

Alternate Smith made a **motion** to close the public hearing for discussion on the signs located at the South Mountain Drive entrance; seconded by Vice Chairman Comeau.

Vice Chairman Comeau made a **motion** to go into voting mode for the signs located at the South Mountain Drive entrance; seconded by Alternate Smith: Unanimous affirmative vote.

- 1. Regarding architectural compatibility:** The signs are tastefully crafted and are compatible with the area. 3 votes yes
- 2. Regarding traffic access:** The signs will not affect traffic access. 3 votes yes
- 3. Regarding lighting and noise:** There will be no lighting and the sign will not cause any noise. 3 votes yes
- 4. Regarding use compatibility:** The signs are compatible. 3 votes yes

Vice Chairman Comeau made a **motion** to close voting mode for the Special Exception request for the signs located at the South Mountain Drive entrance; seconded by Alternate Smith: Unanimous affirmative vote.

Chairman Chenard noted the Special Exception was approved for the signs located at the South Mountain Drive entrance.

Alternate Smith made a **motion** to open the public hearing for the sign located at the McDonalds restaurant property; seconded by Vice Chairman Comeau.

There were no comments.

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Vice Chairman Comeau made a **motion** to go into voting mode for the signs located at the McDonalds restaurant property; seconded by Alternate Smith: Unanimous affirmative vote.

- 1. Regarding architectural compatibility:** The signs are tastefully crafted and are compatible with the area. 3 votes yes
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Vice Chairman Comeau made a **motion** to close voting mode for the Special Exception request for the signs located at the McDonalds restaurant property; seconded by Alternate Smith: Unanimous affirmative vote.

Chairman Chenard noted the Special Exception was approved for the signs located at the McDonalds restaurant property.

**5:37 PM OTHER BUSINESS**

There was none.

**5:37 PM ADJOURNMENT**

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

DATE: 2/17/2010

APPROVED: Joseph P. Chenard  
Joseph Chenard  
Zoning Board Chairman