

Town of Lincoln Zoning Board of Adjustment – Meeting Minutes  
November 15, 2011 – 5:00 pm

**Present:** Chairman Paul Beaudin, Tom Smith, Patricia McTeague, Tamra Ham, Ron Comeau

**Staff Present:** Planning & Zoning Administrator Matt Henry

**Excused Absences:** None

**Others Present:** None

**I. CALL TO ORDER** by the Chairman Paul Beaudin at 5:05 PM

**II. CONSIDERATION** of the Draft Minutes of the October 19, 2011 meeting

The ZBA made the following changes:

- 1) Replace “Paul Beaudin” with “Tom Smith”
- 2) Eliminate the first sentence of the last paragraph on page 4.
- 3) Change fourth Special Exception criteria vote to reflect Tom Smith voting in favor of the application.

**MOTION: Patricia McTeague made a motion to approve the minutes of October 19, 2011. Tamra Ham seconded the motion. VOTE: 5-0-0**

**III. DISCUSSION** of problems with the sign ordinance to be addressed by the Planning Board.

The ZBA discussed some issues that they wished to point out to the Planning Board in hopes they address them on this year’s warrant. The ZBA discussed the following issues:

- 1) The ZBA agreed that the Special Exception criteria should be changed to allow for flexibility for signs that met some sort of “aesthetics” test. They also agreed that there should be a ceiling set on allowing special exceptions and a variance should be required for signs exceeding that ceiling. They asked Matt Henry to research some other sign ordinances in tourist communities that have incentives to allow aesthetically pleasing signs to exceed the zoning requirements and how these towns measure “aesthetics”. Matt Henry said that the Planning Board may not dictate the exact aesthetics of signs but may give incentives for certain materials, colors ect. by allowing leniency for signs that meet the town’s aesthetic desires.
- 2) There was some disagreement regarding whether there should be a joint ZBA/Planning Board meeting or a Planning Board meeting that the ZBA is welcome to attend. There was some concern about keeping the role of the ZBA separate from the Planning Board.
- 3) The ZBA discussed whether it was appropriate for the ZBA to make specific recommendations or simply highlight areas that they feel should be addressed.
- 4) The ZBA agreed that “support structure” and “resort property “should be defined.
- 5) The ZBA agreed the phrase “such as Loon Mountain and South Peak Resort” should be eliminated when giving examples of resort properties since these resorts are not in the General Use Zone.
- 6) The ZBA agreed there should be a distinction between “base” and “support structure”.

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November 15, 2011 – 5:00 pm

7) Ron Comeau discussed the possibility of granting tax incentives to businesses that construct desirable signs in town. Matt Henry said that he would check, but he is not aware of any enabling legislation that allow municipalities to do that.

**III. ADJOURNMENT:**

*The meeting adjourned at 6:10p.m.*