



TOWN OF LINCOLN, NH
Planning & Zoning Department
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November 23, 2011

Notice of Decision

Zoning Board of Adjustment

RE: Case No. 11-08 – Clarks Trading Post - PO Box 1 North Woodstock NH 03262 – Off Premise sign located at 112-002000-00-000000

The application submitted by Clarks Trading Post, for a Special Exception Pursuant to Article VI-B of the Town of Lincoln Land Use Plan Ordinance – Lincoln Sign Ordinance - was **APPROVED**, on November 22, 2011 by a vote of the Zoning Board of Adjustment.

The reasons for approval were as follows (agree-disagree-abstain):

1) The Project is Architecturally Compatible : Agree (4-0-0)

The ZBA found that it was indeed architecturally compatible with surrounding uses.

2) The Project will not Affect Traffic Access: Agree (4-0-0)

The ZBA found that the sign would not impact traffic.

3) The Projects Lighting and Noise Levels will not Disturb the Tranquility of the District: Agree (4-0-0)

The ZBA found that the sign's lighting and noise level will not disturb the tranquility of the district

4) The project is compatible with existing uses: Agree (4-0-0)

The ZBA found that the photos taken by the applicant prove to the ZBA that the project is compatible with existing uses. The applicant showed the ZBA 6 signs erected along route 112 that exceed the sq. ft. requirements in the Land Use Plan Ordinance in the Rural Residential Zone.

The ZBA placed the following conditions on approval:

- 1) The applicant shall remove the existing, non-conforming, 202.11 sq. foot billboard sign located at Tax Map 109 Lot 008.**
- 2) The applicant shall remove the aforementioned sign by June 1, 2012**

FOR THE ZONING BOARD OF ADJUSTMENT

Matt Henry
Zoning Administrator

Notice: Any person directly affected by this decision has a right to apply for a rehearing for up to 30 days from the date of the meeting. See New Hampshire Revised Statutes Annotated (NH RSA), Chapter 677, available at the Lincoln Town Offices during regular working hours. This notice has been placed on file and made available for public inspection in the records of the ZBA on October 24, 2011. Copies of this notice have been distributed on October 24, 2011

to: Clarks Trading Post C/o Fred Englert, Board of Selectmen, Town Manager, Town Clerk, Tax Assessor