

PLANNING BOARD MINUTES

July 9, 2014

APPROVED as amended:

8/13/14_jrl_____

AGENDA: CONTINUED: 14CUP01, CONDITIONAL USE PERMIT: CAROLYN
PARKER/CUMBERLAND FARMS, 25 Pleasant St., #114-178
PCC: TOM & MARY LEMIEUX
WORKSHOP - MASTER PLAN VISION

ATTEND: Denice DeStefano (Chairman), Dan Paradis (Vice Chair), Clay Dingman,
Elizabeth Seeler

ABSENT: Elizabeth Schneider (Sel. Rep., excused), Steve Favorite

OTHER: Michael Capone (Town Administrator), Tom & Mary Lemieux

The meeting opened at 7:00 p.m. with a quorum.

PCC: TOM & MARY LEMIEUX:

Mr. Lemieux stated that they had come to ask about what is needed to have an off-site sign. He had placed one on a friend's property, across from Dunkin' Donuts to show that they are now open and was told that this is not allowed. They had checked and found that they are okay with State regulations.

Ms. DeStefano asked if it stands in the State-owned property and was told that the sign is not. Mr. Paradis read the section of the Ordinance, Article IV, Section 4.11,M that states that off-premises signs may be allowed via Special Exception with the Zoning Board. The Lemieux's would also need permission from the landowner, of course, and would need to follow size, etc. requirements.

A discussion then led to the neon sign that they have at the business. They are allowed one internally lit OPEN sign as long as it is not moving/changing. Mr. Paradis read the section on that.

Mr. Lemieux stated that their problem is that there is a glass-fronted breezeway in front so that it looks like they are not open. The neon light shows. Mr. Dingman asked if they can do another type and was told that anything else does not show.

Mrs. Lemieux asked about a sign directing to the businesses that was proposed a few years back. Mr. Dingman explained that they had been working on that. Mr. Capone added that the State felt that it might be difficult for drivers to read but suggested that they might put up one that said Eats, Gifts, etc. with an arrow. This might be placed near the Old Town Hall, it was thought.

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LEMIEUX PCC continued:

Mr. Dingman stated that he would be willing to work on this and Mr. Capone will meet with him to discuss it.

Mr. Lemieux explained that, in order for businesses to stay, he feels that they should be given a certain amount of leeway with signs until folks get used to where they are, such as 6 months. Ms. DeStefano stated that the residents have voted in the rules in the Zoning Ordinance which the Board must then follow. Mr. Paradis added that the Planning Board presents these to the public and perhaps the Board should consider something like this. There does seem to be some clarification that needs to be done between it and the Historic District on this and Mr. Dingman assured everyone that the Historic District Commission (HDC) will be looking at this.

Ms. DeStefano explained that interior lit signs may be allowed with a Site Plan and off-site signs are under the ZBA per Section 5.4. Mrs. Lemieux stated that they saw one illuminated sign and thought that they would be okay to do the same. Mr. Dingman said that the HDC has purview over anything seen from the street. Mr. Lemieux mentioned that businesses need something to draw people in. Mr. Dingman thought that they might need something to block lights from the neighbors and a discussion followed about residents who live above the businesses. Ms. DeStefano stated that she is intrigued by the suggestion of 6 months but cannot allow folks to do things and then wait for complaints to correct them. It was discussed as to keeping the town small, as stated in the last public survey by most folks, and still allowing businesses what they need. Mr. Dingman encouraged the Lemieux's to get involved with the Planning Board process. Mr. Lemieux stated that we need a vibrant downtown and to have some activity.

Ms. DeStefano stated that the Lemieux's need to go to the ZBA for a Special Exception for the off-site sign. The neon sign needs to come to the Planning Board, as well as any lighting of signs. It was suggested that they bring pictures of the location with superimposed drawings of the sign in question. The secretary said that she would need the application, etc. by this Friday in order to make the ZBA meeting of August 5th.

Temporary signs were then discussed and the Lemieux's were told to look at page 26 of the Zoning Ordinance about these. They would allow for an event that the business would like to hold. The Lemieux's were then told to see the secretary about any further questions they may have.

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CONDITIONAL USE PERMIT: CAROLYN PARKER/CUMBERLAND FARMS

As the Variance for the sign has been denied and we have not received any further instructions from Ms. Parker, the Board decided to continue her hearing for one more time.

C. Dingman made a MOTION, second by E. Seeler, to CONTINUE THE CONDITIONAL USE PERMIT HEARING FOR CAROLYN PARKER/CUMBERLAND FARMS TO AUGUST 13, 2014. The motion CARRIED.

MINUTES OF JUNE 25, 2014:

The following amendments and clarifications were made:

Page 2, 2nd paragraph, 7th line, following “MLS” insert “(Multiple Listing Service)”. 4th paragraph, 8th line, replace “People were questioning” with “Citizens were asking questions”. Page 4, Master Plan, 1st paragraph, 4th line, replace “ethics” with “esthetics”.

C. Dingman made a motion, second by E. Seeler, to approve the minutes as amended. The motion carried.

MASTER PLAN, VISION:

As Mr. Dingman was not ready with a draft, the Board will work on this at their next meeting.

REPORTS:

Historic District Commission: They met and continued Mr. Hertich’s hearing continuation to August 11th.

Capital Improvements Committee: Meet next week.

Selectmen: They have received 5 applications to fill Joe Denning’s term. The bat guano has been removed from the Old Town Hall and they are working on the sills. Following this will be the chimney and the furnace and then the roof. It will probably be fall before it is complete. The LCHIP application is in.

OTHER:

The Board discussed reading over the sign regulations and feel that we have allowed for options. There is a certain amount of responsibility on the part of businesses to check into them.

NEXT MEETING: The next meeting of the Planning Board will be August 13, 2014 at 7:00 p.m. Folks have until noon, July 18th to apply for this date.

With no other business, C. Dingman moved to adjourn at 8:08p.m.

Respectfully submitted,
Jan Laferriere, recording secretary