

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, January 5, 2015

Present: James Corliss, Jon McKeon, Brad Chesley, Joe Parisi, John Koopmann, Davis Peach, Rolland Volbehr, and Susan Lawson-Kelleher (7:45)

Call to Order

In Corliss called the meeting to order at 7:03

Seat Alternates

Joe Parisi seated for Susan Lawson-Kelleher

Sue Lawson-Kelleher arrived at 7:45. Lawson-Kelleher resumed her spot on the board and Joe Parisi was seated for John Koopmann who left the meeting.

Review of the Minutes

December 15, 2014

McKeon motioned to accept the minutes as presented from December 1, 2015. The motion was seconded by Koopman and passed unanimously.

Appointments

Conceptual Consultation - Rob Hitchcock/Mabel Brown – Boundary Line adjustment, Stage Road
Conceptual consultations are non-binding on either party and no minutes are taken.

Conceptual Consultation – Dave Bergeron – Conceptual consultations are non-binding on either party and no minutes are taken.

Public Hearing on Petition to change zoning district

Petition to Amend the Official Zoning Map of the Town of Chesterfield: The parcel (Map 10A, Lot A005 001), located at 1757 Route 9 in the Village of Spofford, Town of Chesterfield. This lot is currently zoned Office, Retail and Services. Petitioners are requesting that the lot be zoned Commercial/Industrial.

McKeon noted that this item will be a question and voted on at Town Meeting in March. The hearing today is to decide if the Planning Board will be recommending the change, or not recommending the change. Several board members would like to have the applicant present to discuss the drive for the change in zoning. McKeon noted that the board should look at it as a proposed change and not the driving reason from the applicant. Peach noted that he does not see a reason for the change.

The meeting was opened to the public. Jeff Scott (public) noted that he would hope that the board would consider all of the consequences of the change and the impact on the abutters before making a decision.

The board saw no reason to change the current zoning. There were no further comments or questions from the public. *McKeon moved to close the public hearing. The motion was seconded by Chesley and passed unanimously.*

Chesley moves that the Planning Board not recommend the passing of the petition for rezoning of 1757 Route 9, Map 10A Lot A1.5. The motion was seconded by McKeon and passed unanimously.

Susan Lawson-Kelleher joined the meeting as a voting member. John Koopmann left the meeting Joe Parisi is seated for John Koopmann.

Town of Chesterfield Planning Board - A public hearing will take place to review and vote on proposed amendments to the Chesterfield Zoning Ordinances: Signs 401.2 and 401.8 - 401.10

The board reviewed a memo received from Chet Greenwood, Code Enforcement Officer, dated December 31, 2014.

Corliss noted that in summary of Greenwoods memo indicates that he disagrees with the need for notification of real estate signs.

The suggested wording for 401.2 E from the previous meeting is as follows:

E. Buildings that contain multiple businesses shall have one directory sign for the building business with a square footage no more than 32 Sq. ft. each side. This calculation will be used in the total cumulative signage allowance for each business. Each business would use the 32 ft of directory signage and then combine that with the attached signage for a sum not to exceed sum stated in D. ADA signs are exempt from calculation.

The meeting was opened to the public. Peter Brady asked about entrance/exit signs and MasterCard/visa signs. McKeon noted that if you look at the definition of signs, these signs are already exempt and do not count. There were no further comments/questions from the public.

Chesley moved to close the public hearing. The motion was seconded by McKeon and passed unanimously. Chesley moved to approve and recommend the proposed wording for 401.2 E. The motion was seconded by Parisi and passed unanimously.

The suggested wording for 401.2 F from the previous meeting is as follows:

F. No business shall have more than one free standing sign, which is to be included in the total allowable sign coverage under sections A. and D. ADA signs are exempt from calculation.

The meeting was opened to the public.

Peter Brady asked if a gas canopy was considered a sign. Corliss noted that gas canopies were up for discussion later in the meeting. McKeon noted that to date, gas canopies are included in the definition of a sign.

Chesley moved to close the public hearing. McKeon seconded the motion which passed unanimously.

McKeon moves to approve and recommend the proposed wording for 401.2 F. Chesley seconded the motion which passed unanimously.

The suggested changes for 401.8 Temporary on-premise signs from the previous meeting is as follows:

This change will move the current 401.8 (all signs must be kept in good repair) to 401.10
401.8 Temporary On-Premise Signs will act as a place holder for future regulations.

The meeting was opened to the public. There were no comments/questions from the public.

McKeon moved to close the public hearing. The motion was seconded by Vollbehr and passed unanimously.

Chesley moved to approve and recommend the changes as presented. The motion was seconded by Parisi and passed unanimously.

The suggested addition of 401.9 Real Estate Signs, A, from the previous meeting is as follows:

401.9 Real Estate Signs

- A. Real Estate signs for properties for sale, rent or lease, provided they are removed five (5) days after the property is sold, rented or leased. Directional Real Estate Signs are allowed off premises, one per length of same road, provided they are removed five (5) days after the property is sold, rented or leased. Signs are to be limited to six (6) square feet for two sided perpendicular or parallel with the road. These signs are permitted by notification to the building inspector in writing.*

The board reviewed the memo received from Code Enforcement again.

The meeting was open to the public. Jeff Scott asked if this new regulation would affect the sign up on the Charlie Donahue property on Route 63. Dave Bergeron noted that he was unsure if the regulation indicated six (6) square feet per side or one side. Rich Aldrich noted that it seems that out of town businesses such as the real estate agents seem to have more rights than the business currently in Town.

Dave Bergeron noted that there is a difference between signs on poor road (for example) and Route 9. Route 9 has more lanes of traffic, more space in the lanes and a higher speed. All of these items require bigger size for the safety of the drivers.

Chesley moves to close the public hearing. The motion is seconded by Peach and passes unanimously.

It was noted that the size of the sign is 6 square feet and that could be both sides. McKeon noted that he does not feel that out of town businesses get more latitude than in town businesses. McKeon noted that in the example used, the realtor is being used by a property owner in Chesterfield. It was noted that the board does not see it as burdensome for the Code Enforcement Office to receive notification of Real Estate signs. Parisi noted that even without the notification piece of the regulation, there is other things that need enforcement in the regulation and therefore it is not overly burdensome.

Chesley moves to approve and recommend 401.9 A as presented. The motion was seconded by McKeon and passed by majority. (No: Lawson-Kelleher)

The suggested addition of 401.9 B is as follows:

- B. Real Estate signs are allowed within the front setback.*

The meeting was opened to the public. There were no questions/comments from the public.

Peach moves to close the public hearing. McKeon seconds the motion which passes unanimously.

Peach moves to approve and recommend 401.9 B as presented. The motion was seconded by Parisi and passed unanimously.

Items for Discussion

Master Plan update

Chesley noted that he is proposing a meeting on Thursday January 8, 2015 at 7:00. Chesley noted that he will be inviting Lisa from Southwest Regional Planning Commission. Lachenal will reserve the Selectmens meeting room.

Chesley noted that a full page ad in the shopper news will be discussed at the meeting as well as survey content. Chesley noted that the Economic Development committee has sent an email with input which will be included in discussions.

Sign Ordinances

The board reviewed suggestions received from McKeon regarding new regulations.

Parisi noted that he believes the wording is off (McKeon email 1) on "A". He noted that "permit procedures and this division" do not seem to belong. Parisi also noted that on "A 2" it refers to dimensions instead of square feet. Parisi noted that the other sign ordinances utilize square feet, and therefore this one should be consistent. Peter Brady noted that the 24 square feet listed under B 3, is not enough. Brady noted that the size of the lot, the size of the business and the location should dictate the size of the sign.

Dave Bergeron handed out some information to the board regarding model sign code. The board reviewed the information. The hand out included information regarding sign size vs speed and noted that a sign that is too small, causes a safety hazard for the people on the roadways.

Vollbehr noted that he would like to see B #1 have four (4) events instead of the 3 as stated.

It was noted that #7 should say "may" instead of shall. It was noted that the end of #7 should indicate a maximum of 24 square feet.

The final suggested wording for regulation 401.8 is as follows:

A. Construction signs: One temporary sign denoting the architect, engineer and/or general contractor placed on the premises where construction, repair, or renovation is proposed or is in progress may be permitted pursuant to the building permit procedures of this division subject to the following:

- (1) Such signs shall be unlighted and non illuminated.*
- (2) Such signs shall be a maximum of 16 square feet*
- (3) Only one construction sign shall be permitted per site.*
- (4) Construction sign permits shall expire one year from the date of issuance or on the date that the first certificate of occupancy is issued for the project for which the permit was acquired, whichever occurs first.*

B. Temporary promotional signs. Temporary promotional signs on site in connection with the opening of a business, major remodeling under an active building permit, new owner of a business, closure of a business, or sale or special events at a business may be permitted with approval of code enforcement subject to the following:

- (1) Such signs shall be limited to four (4) events and an aggregate maximum of 42-days per calendar year.*
- (2) Such signs shall be designed as banners or promotional posters.*
- (3) Such signs shall have a maximum total sign area of 24 square feet.*
- (4) No flags or balloons shall be displayed.*
- (5) If a temporary promotional sign is placed in a window or storefront, the temporary promotional sign, together with all other window signs in said window or storefront, shall not cover more than 25 percent of the window area within which they are placed. In calculating the maximum allowable coverage, exempt signs placed on the window and permanent window signs shall count against the 25 percent cap.*
- (6) The use of fluorescent, day-glo, and neon colors is prohibited unless such colors are part of a registered trademark.*

(7) *Employment opportunity signs may be displayed and are exempt from calculation and be a maximum of 24 square feet.*

(8) *It shall be the sole responsibility of the building or shopping center owner to a) allow the sue of such signs; and b) regulate and monitor said use in conformance with these standards.*

Chesley moves to add 401.8 as amended and hold the a public hearing on February 2, 2015 at 7:30 in the Town Office Building. The motion was seconded by Peach and passed unanimously.

Corliss provided wording for a possible regulation regarding gas canopies. The board discussed the suggestion. McKeon noted that the wording would allow the board to decide and that would depend greatly on the makeup of the board. McKeon noted that the regulation as written, does not solely apply to gas canopies. After discussion the board agreed to the add the following wording under 401.2 G:

As part of a site plan review of gas stations, the Planning Board may allow the inclusion of a parent or vendor corporate trademark or logo on one side of the canopy, where it would benefit the public and be expected for the business as determined by the Planning Board. This sign shall not count as part of the total square footage allowed.

Peach moves to hold a public hearing on the suggested addition to 401.2, on February 2, 2015 at 7:00 PM in the Town Office Building. Chesley seconded the motion which passed unanimously.

Route 63/9 traffic study update

McKeon noted that the Town has still not heard anything

Browne Limited Partnership

Board of selectmen and the PB secretary have not heard anything new.

Items for Information

Other Business

McKeon noted that Town Meeting Day is March 10 and the meeting is Saturday after that.

Meeting on January 12, 2015 is cancelled.

Presidents day is the third Monday in February.

Items for Signature

December 15, 2014 Minutes (approved tonight)

Adjournment

Chesley moves to adjourn at 10:07. Peach seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30 PM February 3, 2015.

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date