



**BARRINGTON PLANNING BOARD MEETING**

**NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER**

**77 RAMSDELL LANE**

**Barrington, NH 03825**

**(Approved January 3, 2017)**

**Tuesday December 6, 2016**

**6:30 p.m.**

**MEETING MINUTES**

**NOTE: THESE ARE SUMMARY ACTION MINUTES ONLY. A COMPLETE COPY OF THE MEETING AUDIO IS AVAILABLE AT THE LAND USE DEPARTMENT.**

Members Present

Fred Nichols, Chair

Richard Spinale

Daniel Ayer-ex-officio

Jeff Brann

Paul Mausteller

Member Absent

James Jennison, Vice Chair

Alternate Member Absent

Andrew Knapp-ex-officio

Town Planner: Marcia Gasses

**MINUTES REVIEW AND APPROVAL**

1. Approval of the November 29, 2016 Meeting Minutes.

*Without objection the minutes were approved.*

D. Ayer arrived at 6:35 p.m.

2. [234-87-V-16-Sign \(Owners: Adam Reeves & Matt Young-Great View Landscape Co.\)](#) Request by applicants to install a two sided 40” x 80” business logo and a 40” x 80” changeable letter board at 862 Franklin Pierce Highway on a 3.75 acre site (Map 234, 87) in the Village District.

F. Nichols stated that the applicant was not present.

F. Nichols called for a 5 minute break to allow the Town Planner to call the applicant.

M. Gasses notified the Board that she had left a voicemail for the applicant who had not answered the phone.

The Board discussed whether all the materials were necessary to accept the application as complete. The Board raised the concern that the applicant would not be able to locate the proposed sign in the existing location because the current sign had not been installed according to Planning Board approval. The applicant had not supplied a waiver request from the 10 foot setback requirement.

M. Gasses explained that she had spoken with the applicant regarding the location of the sign and Mr. Reeves had expressed he would call her and let her know what they wished to do. The applicant had been provided the waiver forms and a follow up e-mail communication, but had not heard back from the applicant. Given the circumstances and missing waiver forms M. Gasses did not believe the Board could accept the application as complete.

*A motion was made by J. Brann and seconded by D. Ayer not to accept the application as complete because a waiver was needed for the size of the sign. The motion carried unanimously*

## **DISCUSSION OF ZONING AMENDMENTS**

### **A. Proposed Zoning Amendments.**

The Board reviewed the draft Zoning Amendment changes from the November 29, 2016 meeting making correction where there were proposed changes. The revisions are as follows:

- 20.2.5 (6)** Remove ~~Find reference for 30lbs per square foot~~ on (Page 100)
- 20.5.1....** General Requirements (Remove bold) on (Page 104)
- 20.5.2....** Methods of Illumination (Remove bold) on (Page 104)
- 20.8.....** Remove ~~or on Residential Lots in the~~ on (Page 106)
- 20.8.1....** Add comma permit, on (Page 106)
- 20.8.1 (1)** Remove ~~shall~~ on (Page 106)
- 20.8.2 (2)** Remove ~~provided~~ on (Page 106)

The revisions are attached.

## **OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD**

There was none.

## **SETTING OF DATE, TIME AND PLACE OF NEXT MEETING AND ADJOURNMENT**

Next meeting January 3, 2017 at 6:30 p.m. at the ECLC

Without objection the meeting was adjourned at 7:40 P.M.

Respectfully submitted,

Barbara Irvine  
Land Use Secretary

- 20.2.3(3).....Signs of not more than three (3) square feet in area, attached to service station fuel pumps.
- 20.2.3(4).....Decorative or architectural features of a building except integral signs.
- 20.2.3(5).....Signs showing the location, stops, routes and or schedules of municipal or regional transportation facilities.
- 20.2.3(6).....Signs or flags on a business which is open, provided such signs or flags:
  - 20.2.3(6)(a).....are limited to one (1) per use
  - 20.2.3(6)(b).....are attached to the building where the use is located, or to its ground sign
  - 20.2.3(6)(c).....do not exceed fifteen (15) square feet in area if a flag attached to a building or two (2) square feet if a wall sign or addition to a ground sign
- 20.2.3(7).....Signs erected for public safety and welfare or pursuant to any governmental function.
- 20.2.4.....**Location of Signs**
  - The owner, group, business, or organization applying for a sign permit shall be responsible for the accurate location of the sign which must meet all setback requirements in this article.
  - 20.2.4(1).....No part of any sign shall be located in or over the public Right-of- Way, except for traffic control devices and directional signs authorized by the Town or State agencies.
  - 20.2.4(2).....No sign in a Non-Residential District shall be located within twenty-five (25) feet of a Residential boundary.
- 20.2.5.....**Design and Safety**
  - 20.2.5(1).....Signs shall not cause any traffic hazard or any nuisance and shall not be placed within a state or town right-of-way
  - 20.2.5(2).....Sign color or format shall not resemble traffic signals or safety signs.
  - 20.2.5(3).....Signs adjacent to any public way shall not:
    - 20.2.5(3)(a).....obstruct clear and free vision of vehicle operators
    - 20.2.5(3)(b).....interfere with, obstruct the view, or be confused with any authorized sign, by reason of its position, shape color, illumination or wording
    - 20.2.5(3)(c).....otherwise constitute a hazard to pedestrian or vehicle traffic
  - 20.2.5(4).....Signs shall not restrict clear vision between a sidewalk and street or access from the site or street onto another street.
  - 20.2.5(5).....Signs shall not prevent free access to any door, window or fire escape.
  - 20.2.5(6).....Signs shall withstand a wind pressure of at least thirty (30) pounds per square foot. *Find reference for 30lbs per square foot*
- 20.2.6.....**Sign Movement and Illumination**
  - 20.2.6(1).....No sign shall move or create an illusion of movement through shimmering or rippling. Nor shall any sign contain parts which move.

20.4(4).....The maximum allowable sign shall include all permanent signs attached, painted, or applied to a building façade.

**20.5.....Sign Lighting**

20.5.1.....General Requirements *(Removed bold)*

20.5.1(1).....Signs may be illuminated by stationary, shielded light sources directed solely on the sign, without causing glare.

20.5.1(2).....Signs may be illuminated internally.

20.5.1(3).....Illuminated signs shall be constructed and erected in such a manner as to deflect light away from residential properties and public roads.

20.5.2.....Methods of Illumination *(Removed bold)*

20.5.2(1).....General (G) – The sign itself ~~neither is lighted internally nor has is not internally lit or have~~ an external source of light specifically directed at it. ~~Rather,~~ The sign depends on the general illumination of the area (e.g. parking lot, traffic or pedestrian areas) for illumination.

20.5.2(2).....Back Lite (BL) – The letters are raised above or in front of the sign’s background and the lighting source illuminates the letters from behind by reflection of the background. All sign materials are solid versus translucent so that light does not shine through any portions of the sign.

20.5.2(3).....Spot Lite (SL) – The sign is lighted by spotlights specifically directed at it. Any spotlights permitted to illuminate signs shall be shielded such that their light source cannot be seen from adjoining roads.

20.5.2(4).....Internally Illuminated (IL) – A sign that has the light source enclosed within it so the source is not visible to the eye.

**20.6.....Sign Height**

20.6.1.....The overall height of a freestanding sign or sign structure is measured from the lowest height of a freestanding sign or sign structure is measured from the lowest point of the ground directly below the sign to the highest point of the freestanding sign or structure.

20.6.2.....The height of a projecting sign shall be measured from the base of the sign face to the ground below.

20.6.3.....The height of a wall sign shall be measured from the base of the building below to the top of the sign face. The top of the sign shall be no higher than the maximum permitted building height.

<p><b>Additional Standards for Projecting Signs</b></p>	<p>Projecting business signs are allowed in the V, TC, RC, and HCO Districts in addition to wall signs and freestanding signs, provided such sign:                      1) Does not visually interfere with the view to and from adjacent properties;                      2). Does not extend above any portion of the roof of the building to which such sign is affixed;                      3). Has its lower edge at least eight (8) feet above any pedestrian way; has a vertical alignment.</p>
<p><b>Table legend:</b>                      [Zoning Districts] GR=General Residential – NR=Neighborhood Residential, V=Village, TC=Town Center – RC=Regional Commercial, - HCO=Highway Commercial Overlay.                      [Lighting] G=Ground Lit, BL- Back Lit, SL=Side Lit, IL=Internally Illuminated</p>	

**20.7.....Standards in Residential Zones**

**20.7.1.....**Residential properties – all single family residential properties that are located in Residential Zoning Districts are permitted permanent signs not to exceed eight (8) square feet in total sign area per road frontage. Corner lots and lots with frontage on more than one street are entitled to eight (8) square feet per frontage. This sign area allowance covers as examples, but is not limited to: address signs, home occupation signs, lawn sign and farm stands. Signs may be free standing, mounted to a permanent building structure or displayed in a window.

**20.7.1(1).....**Neighborhood Signs – A total of two (2) signs on either side of the primary entrance to a residential neighborhood not to exceed 24 feet in area and six feet (6) feet in height. Neighborhood signs shall be supported with decorative and/ or landscaping materials.

**20.8....Performance Standards for Temporary Signs on residential lots in the General Residential (GR), Neighborhood Residential (NR), or on Residential Lots in the Village (V), Town Center (TC), Highway Commercial Overlay (HCO), or Regional Commercial (RC) Zoning Districts**

The following signs are permitted on a temporary basis provided they meet the performance standards identified below:

**20.8.1....**Temporary wall or freestanding signs (Six Feet or Less) are allowed without a permit provided:

**20.8.1(1).....** such sign shall be six square feet or less in total area, per side;

**20.8.1(2).....** a maximum of two (2) temporary signs are allowed to be displayed

**20.8.2...** Temporary signs greater than six (6) square feet in total area, per side are permitted with a permit provided:

**20.8.2(1).....** a maximum of two (2) temporary signs are allowed to be displayed;

**20.8.2(2).....** a maximum of provided there are not more than two temporary signs are allowed per permit;

**20.8.2(3).....**signs shall not exceed 12 square feet in size;