

**Town of Auburn
Planning Board
PUBLIC HEARING
1ST ZONING ORDINANCE MEETING
January 7, 2014**

Present: Ron Poltak, Chairman, Alan Côté, Vice-Chairman, Paula Marzloff and Karen Woods, Members. Russell Sullivan, Selectmen's Representative. Minutes recorded by Denise Royce.

Absent: Jim Tillery and Steve Grillo, Alternates.

Mr. Poltak called the meeting to order at 7:02 p.m. Mr. Poltak informed the Board that there were three (3) things to discuss tonight and asked the Board members how they would like to proceed. Mr. Côté pointed out that, since there were people in the audience that were present tonight because they had an interest in the Griffin Mill Bridge that they should take that up first. The Board agreed and began with the discussion on the Griffin Mill Bridge.

GENERAL BUSINESS

Griffin Mill Bridge - Board Discussion

At this time, Mrs. Marzloff recused herself as she will be voting on this as she is on the Budget Committee. Mr. Poltak asked Mr. Sullivan to explain what was being asked of the Planning Board. Mr. Sullivan began by saying that the Budget Committee asked for an opinion from the Planning Board on the three (3) articles and the Board of Selectmen were comfortable with this request. Mr. Sullivan indicated that there were (3) articles proposed but that the Selectmen can only pick one to submit to the voters. Mr. Sullivan explained that they either spend \$321,000 to replace the bridge in-kind which is the first warrant article or they rebuild it using future money and pay for it with state funding later but they would have to wait for the state to fund it. By doing it this way, they would have to build a temporary access for that to be done. If they don't build a full bridge they would have to build a road built to town standards from 121 to the current part of Griffin Road that is on the west side of Griffin Brook. Option three (3) is to enroll in NHDOT municipal bridge aid program and provide a temporary driveway access. Mr. Sullivan stated that one of the three articles they are proposed to put before the voters and with that they would like the Planning Board to make a recommendation to the Selectmen and the Budget Committee.

At this time, Mr. Côté asked to see the tax map for this parcel. Mr. Côté wanted to see if they were looking at building a bridge for two (2) homes or the potential for future development. Mrs. Fusco stated that both parcels contained 15 acres total. Mrs. Marzloff looked at the plan today and stated that there was a cul de sac which gives both lots the required frontage needed which was the extent of the public road. The Board reviewed the plan and discussed the possibility of future subdivision. Mrs. Fusco explained that they would really like a new bridge so that they would be able to allow emergency vehicle access to their homes which they can't now and would like to be able to allow fuel trucks access which they can't access right now either. Mrs. Fusco pointed out that the town issued them a building permit to allow them to build their home on that side of the bridge and with that in mind believes that it was the town's responsibility to maintain the road and bridge. Mr. Poltak asked when they built their home. Mr. Fusco said it was 1999. Mr. Fusco did not want his property split in half and was against

putting in a road off of 121.

Mr. Poltak believed that a lot more thought and more planning had to go into what they wanted to do. The property is zoned Commercial Two/Village District and if they were going to replace the bridge Mr. Poltak believed they would have to do so according to what the property was zoned which is Commercial Two/Village District over and above the two homes. If they don't make a change in regard to the legal usage of the property in the long term if they were going to do a bridge they would have to do it to accommodate the purposes to which you zoned the piece of property.

Mr. Fusco wanted to know why the Planning Board rezoned the property. Mrs. Rouleau-Côté explained that it is still Commercial Two with the Village District overlay. Mr. Sullivan further stated that the property has been Commercial Two for some time. Mr. Côté explained that it was Commercial already and the reasoning behind the addition of the Village District was to create a village center and look at all the properties around that could be part of that village center where you can have residential mixed with commercial use combined. It's always been Commercial it just now has the Village District overlay.

Mr. Sullivan reiterated that the three (3) options presented tonight excludes the possibility of a permanent road. The Planning Board is to determine if they prefer to support a bridge or do they prefer to put in another option as a permanent road. Mr. Poltak would not recommend replacing it with a one lane bridge because of the possibility of future use of the property.

Mr. Poltak believed that they would be constructing a private road which did not make any sense to continue that purpose. His view is that, the construction of a bridge short of one that accommodates the requirements of an approved road in the community he cannot endorse as a Planning Board member. He's not saying no bridge but if the Town is going to construct a bridge they should do it in accommodate the land it feeds otherwise don't do it or allow the voters to vote on it.

In conclusion, the Board did discuss the Griffin Mill Bridge at length and they did not recommend any of the proposed potential warrant articles listed below as they believed they were inadequate to serve the property as it is zoned. Mr. Sullivan indicated that they would bring it to the Budget Committee.

Town Performs Immediate Replacement without State Funding

- 1) To see if the Town will vote to raise and appropriate the sum of Three hundred-twenty-one thousand dollars (\$321,000) for the replacement of the Griffin Mill Bridge in 2014 and to provide and then remove a temporary driveway access during the construction period; all of which to come from taxation, and to further authorize the Board of Selectmen to do all things necessary to carry out the purpose of this appropriation. This will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the project is completed or by December 31, 2019, whichever is sooner. (Recommended/Not Recommended by the Board of Selectmen) (Recommended/Not Recommended by the Budget Committee)

Town Performs Replacement of Bridge in Five-Years without State Funding

- 2) To see if the Town will vote to approve the replacement of Griffin Mill Bridge and provide temporary driveway access to the two homes affected by the condition of the bridge beginning in 2014 until the bridge construction is complete at a cost of Three Hundred-twenty-one thousand dollars (\$321,000) payable over a term of five (5) years with an annual appropriation of \$64,200 for the first year's payment. In each of the following four (4) years, the appropriation of \$64,200 will be contained in the operating budget. This is a special warrant article. Two-thirds vote required for passage. (Recommended/Not Recommended by the Board of Selectmen) (Recommended/Not Recommended by the Budget Committee)

Enroll in NHDOT Municipal Bridge Aid Program & Provide Temporary Driveway Access

- 3) To see if the Town will vote to raise and appropriate the sum of Eighty-nine thousand (\$89,000) including \$45,000 for the design and permitting work required for the replacement of the Griffin Mill Bridge and \$44,000 for the provision of a temporary access driveway to two homes affected by the condition of the bridge; and to authorize the Board of Selectmen to accept and expend for this purpose grants of federal or state aid, or both, as may be available, including, but not limited to \$36,000 to be received through the Bridge Aid Program Grant from the State of New Hampshire with the balance of \$53,000 to be raised by taxation. And further, to authorize the Board of Selectmen to do all things necessary to carry out the purpose of this appropriation. This will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the work is completed or by December 31, 2019, whichever is sooner. (Recommended/Not Recommended by the Board of Selectmen) (Recommended/Not Recommended by the Budget Committee)

Hawthorne Drive Board Discussion Regarding Acceptance of Road

Mr. Côté and Ms. Woods both asked if the sign has been removed. Mr. Poltak informed the Board that the sign has been removed.

Mr. Côté moved to recommend to that Board of Selectmen that the accept Hawthorne Drive as a Town Class V roadway including the portion of it that is a right of way at the end of the property extending to the vacant lot. Ms. Woods seconded the motion. A vote was taken; all were in favor, the motion passed.

ANNOUNCEMENTS/CORRESPONDENCE

Mr. Côté read the legal notice for everyone present tonight and explained that this was the first Public Hearing on Zoning Ordinance Amendments and if it were necessary to hold a second Public Hearing that it would be held on Tuesday, January 21st at 7:00pm and would be held at Town Hall. Mr. Côté read the following proposed amendments. All the changes are shown in bold lettering.

PUBLIC HEARING

The purpose of the public hearing is to present proposed amendments to the Town of Auburn Zoning Ordinance, and to solicit comments and discussion relative to the proposed

amendments.

Proposed amendments include:

1) Amend Article 2.02 # 6 Automobile and Similar Vehicle Sales Facility definition to read:

A building and/or lot used principally for the sale of new or used automobiles or other motor vehicles, with or without an accessory use for the repair or reconditioning of such vehicles. No lot used for a **Vehicle Sales Facility** may be located any closer than 2,500 feet in any direction to another lot used for **Vehicle Sales Facility**.

2) Amend Article 2.02 # 22 Day Care Center definition to read as follows:

Day Care Center. A building used principally or as an accessory use to a single family dwelling to provide “baby sitting” type care for children or adults without a teacher or formal educational program. A day care center shall not be permitted in the Industrial Zone unless it is accessory and incidental to another permitted business.

3) Amend Article 4 – District Regulations to change current description “Day Care Center 1 to 6 children” and “Day Care Center – over 6 children” to read “Day Care Center – 1 to 6 Persons” and “Day Care Center – over 6 persons”

4) Amend Article 3.13 Multi Unit Dwellings to re-title. It shall now read New Construction and Conversions of Existing Building to Multi-Family Dwelling Units.

5) Amend Article 2.02 # 29 Dwelling Units, Multi-Family definition to read as follows, and re-number article:

(29). Dwelling Unit:

(a). Multi-Family: A residential structure containing three or more attached dwelling units, such as apartment house, multi-family town house or condominium occupied exclusively for residential purposes. Multi-family dwellings do not include commercial accommodations for transient occupancy. Multi-family unit shall require Site Plan Review Approval.

6) Amend Article 2.02 to include new definition Dwelling Unit – Duplex and read as follows, and re-number article:

(29). Dwelling Unit:

(b). Duplex: A residential structure that contains two (2) attached dwelling units. The dwelling units must share a common wall or common floor/ceiling assembly, have separate access to each dwelling and meet all current building code standards.

7) Amend Article 4 – District Regulations to designate Dwelling Unit, Multi-Family shall be prohibited in Rural (R.), Residential One (R-1), Residential Two (R-2), Commercial One (C-1) and Industrial Zones and allowed by Special Exception in the Commercial Two (C-2) and

Village (V) Districts.

8) Amend Article 3.08 Parking (7) Parking Space Standards to include:

This proposed amendment has been removed from the Zoning Ordinance and will be added or amended within the Town of Auburn Site Plan Regulations.

Mr. Côté moved to strike amend Article 3.08 Parking and allow it to be placed in the Town of Auburn's Site Plan Regulations. Ms. Woods seconded the motion. A vote was taken; all were in favor, the motion passed.

9) Amend Article 3.08 Parking to add:

(8) Parking of Vehicle for Sale from Residential Property

The parking of vehicles for sale from a residential property is restricted to one vehicle to which the property owner holds title.

Discussion ensued with regard to tenant apartments and whether or not a tenant would be able to sell a vehicle on rental property. Mr. Côté explained that he did not believe that the Board wanted a rental unit with multiple tenants selling multiple vehicles. Discussion ensued between Mr. Villeneuve and the Board members regarding this amendment.

10) Amend Article 3.11 Temporary and Permanent Storage Facilities to read as follows:

The use of any structure, (including but not limited to cartons, tents, tractor trailers, mobile trailers, portable storage units and freight containers), for permanent storage shall require a building permit and shall meet all zoning district setback requirements. For purposes of this Article, "permanent" usage is defined as more than 180 days.

The use of any portable structure, (including but not limited to cartons, tents, tractor trailers, mobile trailers, portable storage units or freight containers), for less than 180 days will be considered temporary, it need not meet zoning district setback requirements, and no building permit will be required, unless the storage structure is permanently affixed to the ground.

Temporary storage in a portable structure which does not meet zoning district setback requirements may be permitted by the Building Inspector for construction purposes, but only for such time as the property is under active construction.

11) Amend Article 14, Section 14.09 (1) to comply with recent legislative changes to extend expiration of variance from one (1) year to two (2) years.

12) Amend Auburn Zoning Map

This is the Babin property on Manchester Road

Amend the current Commercial Two (C-2) (Village District Overlay) currently described

with limits as “One hundred fifty feet (150’) deep from its frontage on Manchester Road (Route 121) south towards Lake Massabesic and running from the west bank of Maple Falls Brook where it passes under Route 121 (Manchester Road) to the west sideline of Lot 2A, Tax Map 26” to entirely encompass boundary of Lot 2, Tax Map 26.

This is the Tenn Property

Amend the current zoning of portions of the property boundaries of Tax Map 9 Lot 28-1 which fall within the Industrial Zone and reclassify to Residential One Zoning District. The current description of the Industrial Zone reads:

“Beginning at a point on the Auburn-Hooksett town line, said point being located a distance of 3,000 feet south of the point where the south side of Hooksett Road crosses the Hooksett town line; then running in an easterly direction along a line perpendicular to the Hooksett town line for a distance of 2000 feet, then running southerly along a line parallel to and at a distance of 2000 feet, from the Hooksett town line to the northerly side of Rockingham Road to the Manchester city line; then running northerly along said Rockingham Road and Hooksett town lines to the point of beginning”

This amendment would modify the current zoning description of the Industrial zone to read:

“Beginning at a point on the Auburn/Hooksett Town line which intersects with the boundary line of Auburn Tax Map 9 Lot 28-1 and Map 6 Lot 18-6, then following the boundary line between Map 9 Lot 28-1, Map 6 Lot 18-6 and Map 6 Lot 18-7 for a distance of 2199.40 feet, then heading southerly with a line running parallel 2000’ from the Hooksett town line to the northerly side of Rockingham Road to the Manchester city line, then running northerly alongside Rockingham Road to the Hooksett town line to the point of beginning.”

13) Amend Current 3.10 Sign Regulations, replace current text with this:

3.10 Sign Regulations

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(1). Purpose

The purpose of this section is to provide reasonable uniformity in the size and treatment of signs used to call attention to the existence of a business or activity. These regulations are intended to prevent signs from detracting from the overall rural character of the Town. These regulations are intended to preserve the Town’s character, protect the safety and welfare of the public, and recognize the need for adequate business identification in advertising.

(2.) Definitions

- a) A-Frame /Sandwich Board Sign: A self-supporting, free standing sign, sized a maximum of 4 feet in height and 2 feet in width, shaped like an “A” that is easily moveable and temporary in nature.
- b) Awning Sign: Any visual message (letters, words, logos) incorporated into an awning attached to a building. If the awning only contains a street address and

no other letters or words it is not considered a sign.

- c) Changeable Copy Sign: A sign on which the visual message may be manually changed (example, reader board)
- d) Complex: Either commercial or industrial structure(s) with two or more tenant spaces or divisions.
- e) Directional Sign: A sign limited to providing directional or guide information on the most direct or simple route for on-site public safety and convenience. Directional signs may be located adjacent to driveways. Examples, "IN", "OUT", "ENTRANCE", "EXIT", and "PARKING". Directional signs may not contain business names, slogans, or logos, unless the business is not directly visible from the public way.
- f) Electronic Reader Board: A sign, or portion thereof, with characters, letters or illustrations that can be electronically changes or rearranged without altering the face or the surface of the sign.
- g) Freestanding Sign: Any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.
- h) Historic Plaque: A marker, erected by federal, state or local authority identifying a historic place, name or date.
- i) Illuminated Sign: Any sign illuminated from the interior or exterior of the sign.
- j) Projecting Sign: Any sign affixed to a building or wall in such a manner that its leading edge extends more than twelve inches beyond the surface of such building or wall.
- k) Roof line: Shall be the lower border of a roof that overhangs the wall (the projecting edge of the roof)
- l) Roof Sign: Any sign that extends above the roof line of a building to which it is attached.
- m) Seasonal Agricultural Sign: Sign displayed during the harvest season of the item advertised.
- n) Sign: any words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names, or trademarks by which anything is made known, such as are used to designate an individual, a firm, an association, a corporation, a profession, a business, or a commodity or product, which are visible from a public street or right of way and used to attract attention.
- o) Sign Area: Shall be that contiguous image area of the sign that could be used to communicate visually the advertised message; support structures and

embellishments used to enhance the visual look of the sign shall not be counted in the sign area calculations so long as they are no more than 15% of the total sign area.

- p) Unit: Shall consist of only one primary structure per lot with one and only one tenant space.
- q) Wall Sign: Any sign attached parallel to, but within twelve inches of a wall, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign.
- r) Window Sign: illuminated and non-illuminated signs placed in the windows of a structure and viewed or intended to be viewed from outside the structure.

(3). Signs Permitted in Any District

- (a). One sign per lot not exceeding two (2) square feet in area and bearing only property numbers, post office box numbers, names of occupants of the premises or other non-commercial identification.
- (b). One temporary sign per lot not exceeding four (4) square feet in area advertising the sale or lease of, or construction on, the premises on which it is located. A temporary sign for such purposes greater than four (4) but less than twenty (20) square feet in area may be permitted by Special Exception. Such temporary signs shall not be permitted for longer than a one (1) year period except by a subsequent Special Exception. A temporary sign naming a residential development not to exceed thirty-two (32) square feet in area may be permitted by the Planning Board as part of Site Plan or Subdivision Review, until such time as the development has been substantially completed or a permanent sign has been erected, whichever is sooner.
- (c). Legal notices and signs erected or authorized by any public agency having jurisdiction thereof.
- (d). One sign per lot not exceeding twelve (12) square feet in area, bearing only the identification of and information concerning the occupant or activity of premises used for religious, charitable, educational or philanthropic purposes.
- (e). Political Signs. These are subject to NH RSA 664:14-664:18, as may be amended and enforcement shall be through the office of the NH Attorney General.
- (f). "Open" flags measuring 15 sq. ft. in size and attached to the building or a permanent base shall be allowed in all districts. Only one flag is allowed per business. National, State, and US military flags are exempt.

(4). Signs Permitted in the Rural and Residential Districts

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- (a). In addition to those signs permitted by Section 3.10(3), one sign not exceeding four (4) square feet in area shall be permitted for each home office, home business, or home shop on any single lot in the Rural or Residential districts, to identify the occupant or activity of the lot on which it is located.
- (b). One sign conforming to the requirements of Section 3.10(6) of this Ordinance may also be allowed by Special Exception on any single lot in a Rural or Residential district.
- (c). One unlit sign naming a residential development may be approved by the Planning Board as part of subdivision or site plan review approval. The sign shall not exceed thirty two (32) square feet, shall be durably constructed, solidly erected, and provisions shall be made, to the satisfaction of the Planning Board, for future maintenance of the sign. No such sign shall be placed within the public right of way, unless such placement has been approved by both the Planning Board and the Town Road Agent. Any approval by the Planning Board and the Town Road Agent for placement of such a sign shall be deemed a temporary license, which may be revoked without cause at any time by either the Town Road Agent and/or the Planning Board.

(5). Signs Permitted in the Commercial and Industrial Districts

- (a). In addition to those signs permitted by Section 3.10(3), one sign not exceeding forty (40) square feet in area shall be permitted on any single lot in a Commercial or Industrial district, to identify the occupant or activity of the lot on which it is located. For those uses subject to Site Plan Review, the Planning Board may allow additional such signs conforming to the requirements of Section 3.10(6) of this Ordinance. For those uses in the Commercial and Industrial zones subject to Subdivision or Site Plan Review, the Planning Board may, upon application, waive the dimensional requirement of forty (40) square feet in area or permit more than one sign on a single lot, upon a showing to the satisfaction of the Planning Board that an additional sign or increase in square footage is appropriate for the particular development, is consistent with the nature of the proposed use, will not detract from the overall appearance of the development, and is in keeping with the zone. Any increase in total combined square footage beyond sixty (60) square feet, and any increase beyond two signs, shall require a Special Exception from the Zoning Board of Adjustment.
- (b). One sign conforming to the requirements of Section 3.10(6) of this Ordinance shall also be permitted on any single lot in a Commercial or Industrial district.

(6). General Requirements

- (a). All signs (except for pre-existing non-conforming signs) must conform to

these regulations and the most recently adopted Building Code.

- (b). Signs placement from property lines and edge of traveled roadway shall comply with Sign Specification Chart.
- (c). Each sign must have its own support. Posting of signs on trees, utility poles, vehicular control standards, (stop signs, etc.), or fences is expressly prohibited.
- (d). Only one sign shall be permitted on a single lot unless specified otherwise within this article.
- (e). Signs shall be durably constructed, solidly erected and properly maintained at all times.
- (f). No sign shall be erected in or project over any public right-of-way, unless such sign is erected or authorized by a public agency having jurisdiction over the right-of-way.
- (g). No new sign shall materially impair the visibility of any previously erected sign.
- (h). No permanent special attention getting devices, such as pennants, strings, or flags, (other than the United States flag or State of New Hampshire flag), shall appear on or near any sign.
- (i). Any sign illuminator, whether temporary or permanent, other than gaseous tube letter signs, shall be so placed or hooded that the lighting source itself shall not be directly visible at any point beyond the lot lines of the premises illuminated. Any illuminated sign shall be lighted only during the hours when the associated establishment is open for business.
- (j). No sign or its illuminator shall, by reason of its location, shape or color, interfere with traffic or be confused with or obstruct the view or effectiveness of any public traffic sign, traffic signal or traffic marking.
- (k). Signs for uses allowed in any district only as a Special Exception shall be subject to such additional requirements as the Zoning Board may impose.

(7). Non-Conforming Signs.

- (a). Any conforming sign advertising and located on the same premises with a non-conforming use, may be maintained, repaired and replaced during the life of the non-conforming use, but shall not be altered.
- (b). Any other non-conforming sign may be maintained, however replacement of sign must conform with provisions of the most current Zoning Ordinance provisions

(8). Prohibited Signs

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The following signs shall be prohibited within all zoning districts of the Town.

- (a). Beacon or flashing signs. Signs which feature flashing or rotating lights, strobes strands of lights, animation, scrolling or moving parts.
 - (b). Electronic Reader Boards.
 - (c). Hazardous signs. Signs that interfere with pedestrian or vehicular traffic, distract or confuse motorists, are in the state of disrepair, or are otherwise potentially hazardous to the public.
 - (d). Inflatable signs. Any sign of flexible material that maintains its shape by means of inflation.
 - (e). Offsite signs. Signs or billboards advertising or identifying businesses not located on the same parcel or lot as the sign.
 - (f). Signs on vehicles/trailers. No sign affixed to a transportation vehicle either independently propelled or towable which is parked on a location for the purpose of advertising shall be allowed except where allowed by other sections of this ordinance.
 - (g). No sign shall extend above the roof line of the building to which it is attached. Roof signs are not allowed.
- (9). Temporary Signs.
- (a). Temporary signs shall not require a permit.
 - (b). Temporary signs shall be securely anchored at a stationary location, shall be non-motorized and non-moving, and shall not be lit or illuminated in any way.
 - (c). Temporary signs shall not be displayed for more than 30 consecutive days.
 - (d). One (1) temporary A Frame sandwich board sign, maximum 4' in height and 2' in width is permitted per commercial business and does not require a temporary sign permit. The sign must be placed on the parcel on which the business is located. The sandwich board shall be removed when the business is not in operation, or when weather conditions, such as wind, create potentially hazardous situations.
 - (e). Any Auburn civic organization, non-profit group, religious, educational or other similar entity, may place a temporary sign, a maximum of 24 square feet in area, which advertises an event for that meeting or group.
 - (f). One unlighted temporary sign (no larger than 32 sq. ft. in size) advertising "Coming Soon", "Grand Re-Opening" or similar event may be displayed

while a business is under construction and until its opening. The “Coming Soon”, “Grand Re-Opening” or similar sign must meet the setback requirements of the zoning district in which it is located.

- (g) Per state law, no temporary sign may be placed on State-owned property or within the State right-of-way, as referenced by NH RSA 236:69-89, and enforcement shall be through the NH Department of Transportation.

During discussions regarding the sign matrix below, the Planning Board along with the Building Inspector decided to allow the Planning Board to determine the distance for signs within the Industrial, Commercial One, Commercial Two and Village district during the site plan review process. The changes are as follows:

Zoning District	I	C-1	C-2	V	R-1	R-2	R
Minimum Setbacks (ft.)							
front lot line	*	*	*	*	10'	10'	10'
side lot line	*	*	*	*	20'	20'	20'

**Maximum Heights
(ft.)**

From Grade (Artificial grading of landscape is not allowed for the purpose of enhancing the sign's height)

Total Achieved
Height

Free Standing Sign	*	*	*	*	15'	15'	15'
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**Maximum Sign
Area (sq. ft.)**

Free standing sign (structure)	*	*	*	*	NP	NP	NP
freestanding sign (complex)	*	*	*	*	NP	NP	NP
Wall sign	*	*	*	*	NP	NP	NP
home occupation	*	*	*	*	4	4	4
Changeable Copy (sq. ft.)	*	*	*	*	NP	NP	NP

Legend

NP = Not Permitted
*= To Be Determined
by Site Plan Review

The Board members discussed adding a definition for “Banners” and adding a timetable for the use of “Banners”. The Board decided to work on modifying this for next year’s zoning

amendments.

Mr. Côté made a motion to post the proposed Zoning Amendments as amended tonight and to hold a second meeting on Tuesday, January 21, 2014. Mrs. Marzloff seconded the motion. A vote was taken; all were in favor, the motion passed.

ADJOURN

Mr. Côté moved to adjourn the Hearing. Seconded by Ms. Woods. The motion passed unanimously and the meeting stood adjourned at 8:35 p.m.

The next Planning Board meeting will take place on Tuesday, January 21, 2014 and the Public Hearing on Wednesday, January 22, 2014 and to be held at Town Hall, 47 Chester Road.