

TOWN OF CENTER HARBOR
PLANNING BOARD
Meeting
Tuesday, April 7, 2015

Acting Chairman Bill Ricciardi called the hearing to order at 7:00 p.m. Present were Selectmen's Representative Harry Viens, David Reilly, Peter Loudon, Jackie Baker, Bob Coppo, Clerk Aimee Manfredi-Sanschagrin. In the audience Code Enforcement Officer Ken Ballance, LRPC circuit rider Mike Izard and Luke Dupuis. Absent were Chuck Burns and Kelli Kemery. Charles Hanson was absent with notice.

I. MINUTES:

Peter Loudon motioned to accept the minutes of March 17, 2015, seconded by David Reilly. All were in favor, minutes pass unanimously.

II. Senters Market – Informal discussion pertaining to new sign proposal

Bill Ricciardi states the discussion with Luke Dupuis regarding Senters Market is an informal discussion there will be no decisions made during this meeting. Bill Ricciardi turns the floor over to Luke Dupuis. Luke states as mentioned in a previous discussion, they are trying to provide the shopping center and its tenants with some signage that will give more visibility to the businesses. Luke continues by saying they had a sign maker draw up some rough plans on the design of what type of sign they are looking for. It will be a one sided sign, a larger sign would be placed in the lower part of the Senters Market parking lot. A secondary information sign that would be placed on the left hand side to the second entrance that would be just a welcome sign for Senters Market. Luke continues by stating there is another thing we think may have value and that would be the possibility of a reader board that would allow our tenants to announce they were having a sale or promotion. I'm not sure if this is allowed, I briefly recall receiving a call from Sheila Mohan because I had used a reader board and I was told that was not allowed. I'm not sure if the problem with my previous sign was that it was portable. Ken Ballance confirms Luke's last statement that it needed to be removed because it was portable. Luke continues if there is a possibility of adding a reader board we would probably need to enhance the size of the sign.

The reason I feel the reader board is a good idea, is that it creates one more thing we can talk to the tenants about, one more item that we could provide for them that would make it easier to remove all of the non-conforming signs. With what we are hoping to provide to them, if they are not in compliance we can probably control that by saying no you cannot reserve the reader board this week because you have signs that are not compliant. This may be a decent way for Susie McCann to try and control the issue a little better, I think the tenants would see value and therefore conform. Ken mentions there are signs currently that need to be removed, neon signs are not permitted. Luke agrees he's in favor of that, Ken continues there is no problem with the reader board. Ken reads from the ordinance stating "nothing here in is intended to prohibit changeable copy signs which are changed manually" so there is no problem with having a reader board. Luke continues we would illuminate the sign, Ken says it has to be externally lit and cannot affect traffic. Ken continues, the only thing we see is that you have a specific place where signs were approved and a specific size. If you are trying to use the same space but a different size this would require an amended site plan. Luke states that's what we thought and we will do whatever we need to do.

In regards to the secondary sign, Ken asks if the location of the secondary sign is owned by Senters Market and not Dewey's. Luke stated he didn't think so, but now that he's had time to think it may not be a good idea to put the sign there anyway. The approved location for the secondary sign would be where the Lavinia's sign resides currently. Maybe we can talk with Lavinia's and see if they can move their sign back so we can put the Senters Market sign in the approved location and be done with it. Luke continues, if we put the sign on the other side people may get confused.

Bill Ricciardi, it still not be a bad idea to find out who owns that other property. Luke mentioned when we repaired the fence around Lavinia's for some reason other members of the association didn't see any

value in fixing those two posts on the left hand side of the entrance. I happen to think it looks awful and should either come out or the fence should go in. Ken reviews the property file and confirms the land where the two posts are near Dewey's is in fact owned by Senters Market.

If we could get a reader board we have to increase the size of the sign, I don't know what is too big I just know I don't want a sign like what's in front of the Towle Hill House, I want something that works and that is not offensive. I don't want to be criticized for the sign we put there. I was thinking a granite stone planter with flowers and the sign from there. Just trying to figure out how to give each unit space that's what is challenging. David Reilly asks how many units, Luke responds 15 but he owns 5 of those. Maybe divide by square footage based on the unit or just give everyone the same size, side by side slots. Ken states by our ordinance it can be 20' tall, it would look awful but it can be 20' tall. Luke asks if Ken thinks that 12' would look bad and Ken said no, not for an open space sign. It's going to take some getting used to. Luke asks if Ken thinks 12' is reasonable Ken states yes for a complex that size. Maybe we should say 13-14' with the reader board, making it as small as possible so it's not offensive. Bill Ricciardi says you want to be somewhere in between not offensive but effective, if it's not effective there is no reason in having the sign. Luke states he would get together with the person designing the sign and come back to submit. Bill Ricciardi states it has to be specific, Luke asks if he means specific as far as square footage Bill Ricciardi confirms yes. Ken adds that the posts for the sign is included in the square footage calculations. Luke continues, I just want to discuss with you guys to make sure what we are thinking is reasonable. The Board tells Luke to get dimensions figured out because the decision of the Board will be based on exact measurements of the new sign and the location if different than what has been previously approved. Luke will be getting that information together and will submit an amended Site Plan to the PB.

- III. Work session – Section 10 – Center Harbor Water Resources Conservation Overlay District (WRCOD)** Clerk updates the Board that the document provided by Rick Van de Poll pertaining to the science behind the designations in the Ordinance was not the document Attorney Boldt was looking for. Charley Hanson is going to call Rick and discuss what is needed. Mike Izard starts the work session by stating the paragraph where it refers to science (10:2 purpose and intent) the Board could remove that completely if they think it will cause problems. Mike continues, there is a lot of merit to the sentence but he doesn't think anything will be lost if it's removed and will resolve Attorney Boldt's concerns. Bill Ricciardi, just remove the three words "based on science" and we should be all set. David Reilly adds, we do need to have documents to support what we are doing in case we end up in a contested suit with someone who wants to do something else, so we still need to have the documents to back it up. Mike Izard agrees. Harry Viens asks if the NRI provides the back-up. Mike Izard confirms it does.

The Board goes through Mike Izard notes from the WRCO reference guide submitted by Harry Viens. The Board discusses sections identified by Mike Izard. Clerk will incorporate all notes into the Section 10 Document for Board's discussion at next work session.

- IV. Permits**
The Board reviewed permits.

The Chairman adjourned the meeting at 8:59 p.m. Next meeting scheduled for April 21, 2015 @ 7 p.m.
Respectfully submitted by Aimee Manfredi-Sanschagrinn