

ZONING BOARD OF ADJUSTMENT
TOWN OF PETERBOROUGH
Monday, June 8, 2016 – 7:00 p.m.
1 Grove Street, Peterborough, New Hampshire

Board Present: Jim Stewart, Sharon Monahan, Peter Leishman, Loretta Laurenitis and Peggy Leedberg.

Staff Present: Laura Norton, Office of Community Development and Dario Carrara, Code Enforcement Officer

Site Visit

Case No. 1224 Scott Farrar Home is requesting a Special Exception to erect a twenty square foot sign, as regulated by Chapter 245, Article IV, Section 18 (D) (1) of the zoning ordinance. The property is located at 11 Elm Street, Parcel No. U023-040-100 in the General Residence District.

The members met at 4:00 p.m. Chair Stewart called the site visit to order. The members walked the sidewalk to the south and north of the parcel for a line of sight comparison and their first reaction was that the sign was not big enough. Members agreed that travelling south on Elm Street the sign was totally occluded by the large oak tree in the front of the parcel and was barely noticeable travelling north.

The members briefly discussed the current crosswalk, the potential relocation of the crosswalk, the potential relocation of the sign, and safety issues of drivers going by, seeing the sign as they pass and slamming on their brakes once they realize they have missed the entrance. The members also discussed a recommendation of relocating the sign to the furthest south edge of the entrance for better visibility. This would result in the sign being up to two feet higher as the elevation of that part of the parcel is higher on that side. When asked, Code Officer Dario Carrara told the members the height restriction was 10 feet so the sign would be well within the maximum height limit for the district.

Chair Stewart gathered the members and said “we have seen the sign so now we need to decide whether or not the general criteria of location, activity type and mix, visual consequences, access and process have been satisfied.”

A motion was made/seconded (Stewart/Laurenitis) that that applicant does meet the general criteria of the requested Special Exception. Conditions of approval include the substantial compliance with the sign application plans and that the applicant consider the Board's recommendation to move the sign closer to Elm Street, providing that the Town administration has no objection to placement closer to its Right-of-Way.

The Site Visit adjourned at 4:10 p.m.

Respectfully submitted,

Laura Norton
Administrative Assistant