

Present: Bob Frizzell - Chair; Sharon Francis - Vice Chair; Douglas Neill; Rosie Smith-Hull; Dick Lincourt; Terry Spilsbury.

Absent: Steve Neill - ex officio

Alternates: Gabe Bailey; Patty Chaffee

Staff: Liz Emerson; Sarah Davis - Secretary

Bob Frizzell called the meeting to order at 7pm.

Approval of Minutes of meeting of 2/4: motion by Rosie Smith-Hull to accept the minutes as presented, second by Sharon Francis. Amendments: Dick Lincourt: p.3 para 7, line 1 change "project" to "scope". Patty Chaffee referred to p.2, para.10, line 5, the property is actually in zone E. Patty stated there is a watershed overlay which will have to go through Dave Duquette about DES Watershed Best practices.

Sign Permit for 157 Main St. - Theodoros & Maria Georgidis. The applicants are stuck in Boston due to the weather and wanted to know if this application could be approved in their absence. Sharon Francis asked if the sign is temporary, Liz Emerson confirmed that this is a temporary sign but the applicant does not know how long the building will remain vacant and so the application has been made just in case. Liz Emerson confirmed that the applicant confirmed that when the building is leased a new application will be made. Sharon Francis asked about the name "Papous", Liz Emerson confirmed that this is the name of the Olive Oil. Terry Spilsbury asked about a sign for a building which does not relate to the business operating there. Jeremy Wood confirmed that the business does shipping and receiving from the building.

Bob Frizzell clarified with Jeremy Wood that he is not connected with the business, just knows this information.

Dick Lincourt stated that the sign was initially misleading and signs are required to be of high quality and asked if the board wants to approve a banner sign.

Bob Frizzell asked about a sign if there is no public access to the business, the consensus is for advertising and for carriers to know where to deliver.

Gabe Bailey asked about a peddler's license. Liz Emerson confirmed that this would be issued through the state.

Sharon Francis followed up on Dick Lincourt's comment on "high quality" signs as this is a temporary and not permanent sign. The "high quality" relates to permanent signs only.

Jeremy Wood spoke on behalf of the applicant to confirm that the sign is temporary and is acceptable according to the town ordinance. Once the building has been leased then the plan is to relocate the current business.

Rosie Smith-Hull asked about approval of a banner sign for the hairdresser on Main Street, Doug Neill confirmed that this is not a banner sign.

Liz Emerson confirmed that there is nothing in the regulations against “banner signs”, simply the sign has to be of “high quality materials”, 8.6.3F.

Doug Neill highlighted that the accompanying documentation is missing.

Jeremy Wood referred to 8.6.7 “temporary sign” which has an end date and stated that the sign is acceptable.

Terry Spilsbury referred to 8.6.7 and the definition of temporary signs, read out the relevant section and confirmed that this sign application is not something that the ordinance contemplates.

Bob Frizzell spoke about making an exception.

Dick Lincourt spoke about displaying the sign in the window as it is only a little longer. This would not require a sign permit and the \$40 fee could be returned.

Bob Frizzell asked Liz Emerson for comment, Liz confirmed that she can certainly pass this information on.

Sharon Francis proposed writing to the applicant to confirm that the sign does not meet the requirements and quote the relevant sections. Liz Emerson stated that she does not see where the does not meet the regulations. A discussion ensued on the regulations in relation to the sign.

Rosie Smith-Hull commented on the \$40 fee being for permanent signs only. Sharon Francis commented that it is the board’s judgement that the sign cannot exist for a long time as a permanent sign and also made of the material it is made of. Liz Emerson responded that as that is more of an opinion and therefore she is unable to specify that the sign does not meet regulations. Sharon Francis further commented that the manufacturer specify the quality of the material. Dick Lincourt and Terry Spilsbury commented to specify the details of the regulations requiring the sign be replaced should it become tattered. Terry Spilsbury stated that he is more concerned about the business activity on the premises and wanting to discuss how the building is being used with the owners. Terry Spilsbury suggested that the applicant be asked to come before the board to clarify the business situation, this could be a 3 minute approval.

Dick Lincourt asked Jeremy Wood if the applicant could attend a meeting. Jeremy Wood confirmed that the applicant is looking to be at the meeting on March 3rd.

Motion by Dick Lincourt: to postpone the motion to the meeting of March 3rd, second by Doug Neill, all in favor, motion approved.

Bob Frizzell welcomed Gabe Bailey as a newly sworn-in alternate.

2020-SDFP—001: Normand Beaudry (owner) Travis Royce (Agent) request final review of a two lot subdivision for the property identified as Map 103 Lot 044. The proposal is to subdivide the 2.86 +/- acres in two lots. The proposed lots will be .56 +/- Acres and 2.3 +/- Acres. The property is located at 443 Old Claremont Rd. in the Mixed-Use (E) Zoning District.

Bob Frizzell asked for questions from the board and commented that the application seems quite straightforward. Travis Royce confirmed that the property has town water but not sewer and an application has been submitted to the state for the septic.

Rosie Smith-Hull asked about a brook running through the property, Tory Royce confirmed that there is a brook and that there is also a small floodplain.

Bob Frizzell asked if the application is complete.

Motion by Dick Lincourt: to accept the Normand Beaudry Subdivision application as complete, second by Terry Spilsbury, all in favor, motion approved.

Bob Frizzell asked for any questions or comments.

Travis Royce stated that he would like to have approval conditional on the DES approval as the approval will be emailed to the town office as well as the applicant.

Motion by Terry Spilsbury: to approve the subdivision application before us as presented with the stipulation that the DES approval is granted, second by Doug Neill, all in favor, motion approved.

Sign Permit Application: Jeremy Wood.

Jeremy Wood confirmed that the sign is aluminum, 3 feet by 8 feet of high quality material made by the Ink Factory in Claremont, the sign reads "J C Wood Builders LLC".

Bob Frizzell asked for any questions for the board. Dick Lincourt asked for the dimensions of the sign as this is not stated in the application. Jeremy Wood confirmed the dimensions. Liz Emerson confirmed that the sign cost \$480.

Sharon Francis asked how many feet the sign is from the road, Jeremy Wood confirmed that the sign is 112 feet from the road and then commented that the sign is to be seen by people going by and asked where the nearest place is that a passing person would see the sign. Jeremy Wood confirmed that he is not able to say for certain the distance from Lovers Lane. Sharon Francis asked why the sign if it cannot be seen. Jeremy Wood confirmed that the sign is for advertising.

Bob Frizzell stated that there has been no application for a business at that location. Jeremy Wood confirmed that the premises are his home based business.

Sharon Francis asked why the sign is needed and asked if the purpose is to locate the business from a distance, Jeremy Wood confirmed that this is the case and for deliveries.

Bob Frizzell asked for questions from the board.

Motion by Dick Lincourt: to approve the sign application of Jeremy Wood, second by Rosie Smith Hull, all in favor, motion approved.

Bob Frizzell asked for any continued business, Liz Emerson confirmed that there is none.

Administration: Liz Emerson referred to the application relating to the Eleanor Olsen plan which was approved in July of 2019, she has the mylars and paper copies for signage.

Communications: Sharon Francis spoke about the Cobb brothers attending a recent Select Board meeting to discuss their using the full dimension of their property for their development and not the portion that they are paying taxes on and stated that it is important to state for the record that when the site plan was approved it was for the property that the board knows is legally theirs and they pay property taxes on. The property to the east of the side walk is used at the discretion of the town. If the Cobbs wish to make a challenge this would need to be challenged in court because this is out of the Planning Board's hands and the Planning Board is not subject to the Select Board as the Planning Board has their own regulations. Bob Frizzell commented that this is hearsay, Sharon Francis confirmed that this is in the minutes of the Select Board meeting. Bob Frizzell stated that Steve Neill should be at the next Planning Board meeting and this can be discussed then.

Doug Neill commented that the very first time that the Cobb Brothers came before the Planning Board approval for the site plan was given as per the application but with the last application for "Foodies" it was done as per the site plan. He further asked, how does this work? Terry Spilsbury commented that this was the most complicated application he has dealt with and that the discussion arose from parking requirements and that the drawings were not referred to/seen until the final application. Sarah Davis read out the relevant motion from the meeting of 9/17/19 referring to the "Foodies" application.

Sharon Francis commented that she would like to get back to the Select Men if necessary to confirm that the Planning Board jurisdiction is final in terms of the approved plan and they certainly have the option of going to court and challenging it if they wish, this is not something the Select Men can do and they can't really come back that the Planning Board unless they bring back a new Site Plan. The Planning Board has been asked nothing, hopefully this is nothing, no problem.

Bob Frizzell asked for any more communications, for anything from the board, seeing nothing, he asked for comments from the public.

Rosie Smith-Hull asked if Jeremy Wood has anything, seeing no response.

Motion to adjourn by Rosie Smith-Hull, second by Sharon Francis, meeting adjourned at 8.03.

Sarah Davis
Secretary