

Westmoreland Planning Board

Draft Minutes for 2016-08-15

Members in attendance: Lauren Bressett, Dawn Lincoln, Steve Houle, Clay Stalker (Selectmen's rep), Bruce Smith, Mark Hayward, Tim Thompson seated for Jim Starkey (absent). Absent – Jim Starkey, Alison Fissette (secretary).

Meeting called to order by Lauren Bressett at 6:30 PM.

MOTION: Bruce Smith moved to accept the July minutes as printed. Dawn Lincoln seconded. Passed.

No application has been received from Derjues yet. ZBA and town attorney have concluded that there are no issues for the ZBA to address at this time so coming straight to the Planning Board for a lot line adjustment. The town has unmerged their 16 acre lot back into 4 lots.

Clerk pay – Tabled until Alison Fissette can be available to input on the potential changes. No one has expressed interest in her position yet. Clay suggests putting the details of the position and compensation on the Westmoreland facebook page. Lauren thinks that the position averages about 8 hours a month.

Bruce Smith asks if Cersossimo will need to come before us this fall due to their permit expiring. Yes it is expiring.

Lauren reminds the board that last month we were talking about whether or not we should notify the gravel pits when their permits are due. Dawn stated that while it is the responsibility of the business, if we know the permit is expiring, we might as well send them a friendly reminder.

MOTION: Mark Hayward moves that we notify permit holders 45 days prior to permit expiration. Steve Houle seconded. Passed.

Members would like to add that in the above notification letter that it is stated that they will receive a cease and desist order if they do not have a valid permit and that per RSA 76:17 penalties will apply.

Lauren wonders if Cersossimo needs a new Alteration of Terrain from the state. Our excavation permit was signed on 11/9/2010. Also wonders if re-permitting is the same as the original permitting process. She will research the re-permitting process.

Dawn asked if we were going to further talk about penalty fees for late reporting? Lauren found that other towns do not have penalties. No action taken at this time.

Lauren has info from Jo Ann LaBarre regarding pay for clerks. Hours vary, if paid hourly rate varies from \$7.25 to \$19. Salary range of under \$500 to \$1500. Our clerk is paid \$25 per meeting, \$50 per hearing, \$25 for additional hearing. This position is basically a volunteer position with a stipend.

Sign ordinances have been before the US supreme court and basically state that restrictions can be enacted by district but you can NOT regulate content. The board discussed our current ordinances and agrees upon the following proposed changes to our current sign ordinance (proposed changes in italics):

Add to definitions Directory Sign - A directory sign serves the purpose of indicating the location and/or businesses located on a specific property.

NOTE: Use the term but undefined so makes sense to have a definition for clarity.

SECTION 431 Signage

NOTE: Reorganized all sign ordinances to be under 431 for clarity. Currently, can not tell for sure where sign related ordinances end.

431.1 No signs or billboards shall be permitted in any district except as specifically permitted herein as follows:

(Change to A) C. Signage not covered below or not in compliance may be allowed by special exception.

B. Temporary sign not to exceed 6 sq feet and unlit is allowed in any district for a period not to exceed 180 days.

~~Temporary service signs not to exceed 6 sq feet with the name and contact information of the contractor will be allowed during the active service period and up to 30 days after completion of the service.~~

(Change to C) A. An open flag or banner may be displayed during business hours. *(Check w/Si, can "open" flags be considered ok when relating to business even though it is content specific??)*

NOTE: Reordered to prioritize points.

SECTION 432 Advertising Billboards

~~Advertising billboards shall not be permitted in any Residential or Village Center Districts.~~

NOTE: Unnecessary as signs are already restricted by size in other sections.

431.2 SECTION 433 Signs in Residential Districts

The following signs are permitted when located on the immediate property:

Change to intro ~~B~~. All permitted or approved non-residential uses shall be allowed to erect and maintain a single free-standing sign and any number of additional signs, where the use occurs, provided that the combined area of all signs does not exceed 32 square feet for all uses and are not contiguous with the primary sign.

(Change to B) A. No signs shall be larger than 16 square feet.

C. Signs shall not exceed 15 feet from ground level.

431.3 SECTION 434 Signs in Commercial/Industrial Districts

The following signs are permitted when located on the immediate property:

A. When one business exists:

1. One business sign not larger than 32 square feet.
2. Additional signage pertaining to permitted uses where the use occurs provided the combined area of all signs does not exceed 64 square feet.

B. When more than one business exists on a property:

1. One directory sign not larger than 32 square feet, plus an additional 6 square feet per additional business listing the name of each business on site.
2. One sign per business not larger than 16 sq feet located on or immediately adjacent to each business.
3. One additional banner sign not larger than 12 square feet located on or immediately adjacent to each business.

431.4 SECTION 435 Computation of Permissible Sign Area

When computing the total permissible sign area for any use:

- A. Existing signs shall be included.
- B. The total area of all signs shall not exceed the requirements as set forth in this Ordinance.
- C. Signs, consisting of free standing letters, numerals or other devices shall include any intervening spaces between them.
- D. Only the larger face area of double-faced or v-type sign shall be used.
- E. Back-to-back signs may be counted as one sign.
- F. Open flags are not counted in the computation of permissible sign area.

431.5 SECTION 436 Traffic Hazard, Safety and Obstructions

(Consider whether to delete B and D)

Every sign shall be designed and located in such a manner as to:

- A. Not impair public safety.
- ?B. ~~Not restrict clear vision between a sidewalk and street.~~ *Not restrict clear vision of drivers entering a roadway.*

C. Not be confused with any traffic sign or signal.

?D. Not prevent free access to any door, window, or fire escape.

NOTE: Considering deleting B and D since argument is that A covers those points.

431.6 SECTION 437 Illuminated and Flashing Signs

A. A steady light may illuminate signs, provided that such lighting will not illuminate or reflect onto other properties or onto a public road.

B. Flashing, oscillating, and revolving, neon or other tubular gas signs shall not be permitted, unless necessary for public safety or welfare.

Suggesting change to Accessory Dwelling Unit Ordinance to be in agreement with HUD regulations:

407.2 add M Occupancy in an ADU is imited to 2 people per bedroom.

MOTION: Mark Hayward moved to adjourn the meeting. Bruce Smith seconded. Passed.

Respectfully submitted,

Dawn Lincoln