

ZBA  
Town of Epsom  
**Zoning Board of Adjustment**  
**04/17/2019**

**In Attendance:** Glenn Horner, Chairman; George Carlson, Vice Chairman; Mike Bussiere, Alternate; Gary Kitson, Alternate; Alan Quimby, Member; Leann Fuller, Recording Secretary

**Not In Attendance:** Mike Hoisington, Planning Board Rep; Andrew Ramsdell, Member;

**Also in Attendance:** Joseph Wichert, Engineer; Jay Hickey, Zoning Compliance Officer; Sue and Mike Hague, Logan Gregoire, Dalia Verela

**7:00 PM** Glenn called the meeting to order and introduced the members of the board.

The minutes of 04/03/19 were reviewed.

***Gary made a motion to approve the 04/03/19 meeting minutes as amended.  
George seconded the motion. All in favor.***

Glenn reviewed the case and meeting procedures.

**Case 2019-03 (Gregoire - Variance)** - Layne Gregoire, as principle officer of 2058 and 2060 Dover Road NH Real Estate, LLCs, has applied for a Variance to Article III, Section M [Signs], paragraphs 1.a (restricts maximum sign size to 50 sq. ft.), 1.c (prohibits digital signs). and 6 (restricts maximum sign height to 16 ft.) to permit the installation of an 81 sq. ft., 24 ft high sign with a digital message board. The properties are located on Dover Road within the Residential/Commercial Zoning District and are identified on Epsom Tax Map U-6, Lots 14-4 and 14-5.

Glenn advised that this public hearing was published in the Concord Monitor, posted at the Town Office & the Post Office and all abutters were notified by Certified Mail. All certified receipts were received back except Marian Huckins. She is deceased and no mail is collected at that PO Box.

Joseph Wichert presented the case. Logan Gregoire was present as Layne Gregoire had an emergency to tend to. Logan has legal authority to present on Layne's behalf. Layne and Logan bought lots 14-4 and 14-5. The applicant was here last Spring for a Variance for auto sales within 1000 feet of each other. In order to sell RV's, an inspection sticker is required. They are currently working on the second phase of the property which includes a new sign. By the end of the year, their business goal is to become the 3<sup>rd</sup> largest RV seller in the state. Currently, they have a sign that is bolted to the fence post. It is about 4x4 and very low. People go in and out with large RV's so the sign needs to be tall. The applicant is requesting 64 square feet for the sign and an additional 17 square feet for the digital message board. They are also requesting that the sign be 24 feet tall.

The reason they would like to use a digital message board is it is cleaner looking then the old style signs that requires an individual to be on a ladder trying to change the lettering often and it is safer. These requested items will not decrease the value of properties on Route 4. It is not contrary to the spirit of the ordinance because the ordinance allows signs. The main reason they are requesting this relief is because of the type of business. Their sign must be visible from a distance so people do not try to stop quickly and cause any issues. If the sign remained at 16 feet like the ordinance allows, it

would either get obstructed with vehicles in front of it or it would be hit. Based on the use, location and stretch of road, the applicant believes that the proposed sign configuration and specifications will fit it in the area. It will not be a huge landmark. Being located on Route 4, it is a heavily traveled road, the goal is to capture people's attention.

George Carlson asked if the messages will be moving on the digital message board. Logan answered that they would be stationary and would not be flashing either. Joe Wichert provided examples of signs that are larger than the allowable amount such as Tim's Truck Capital, Wendy's and Dunkin' Donuts. The ordinance states that if you have more than 2 businesses, the allowable size of the sign goes from 50 square feet to 80 square feet. The special conditions of the lot and the unnecessary hardship are the sign may be hit and also, it is a double lot. One of the reasons that the lots are still separate is because of a financial issue that was being worked through. Once the second phase is worked on, they plan to merge the properties.

Glenn Horner asked how often the message board would be changed. Logan stated that it would not be every few minutes. The message may change daily and the letters will be a solid color. The sign will be lit internally.

***Glenn opened the public hearing for public comment at 7:33pm.***

Jay said it was a good location and he had no objections.

***Alan motioned to close the public hearing at 7:35pm, seconded by Gary. Motion passed.***

The Variance Checklist was reviewed:

Question 1: All answered yes.

Question 2: All answered yes.

Question 3: All answered yes.

Question 4: All answered yes.

Question 5: All answered yes.

Question 6: All answered yes (F.1) no (F.2).

***Alan made a motion to conditionally approve Case 2019-03 (Gregoire - Variance) - Layne Gregoire, as principle officer of 2058 and 2060 Dover Road NH Real Estate, LLCs, has applied for a Variance to Article III, Section M [Signs], paragraphs 1.a (restricts maximum sign size to 50 sq. ft.), 1.c (prohibits digital signs). and 6 (restricts maximum sign height to 16 ft.) to permit the installation of an 81 sq. ft., 24 ft high sign with a digital message board. The properties are located on Dover Road within the Residential/Commercial Zoning District and are identified on Epsom Tax Map U-6, Lots 14-4 and 14-5, seconded by Mike B. Motion passed.***

The Variance was approved with the following conditions:

1. Each face of the two faced fixed sign shall not exceed 64 square feet. Each face of the two faced signboard shall not exceed 17 square feet. The height of the sign, at its highest point, shall not exceed 24 feet from ground level.
2. The digital message board sign illumination shall be one color.

3. The approved sign is to be the only sign used for both lots.

**Other business:**

The Board deliberated the acceptance of an application submitted by Susan and Michael Hague. The Hague's are applying for the same variance on the same lot (Map U-19 as Lot 40) as was previously denied by the Zoning Board on July 18, 2018 in Case 2018-06.

Glenn Horner stated that this is a board discussion and no public input is taken. This was reviewed by the board in July 2018. Glenn discussed what was presented at that time. Glenn did go out to Chestnut Pond Road and found that they have put stone down by the boat launch and have worked on the ditches. However, as soon as it turns to the private section, it is still narrow and rutted up. Glenn did not see any changes other than the gravel and ditches. The board has discussed previously they would like to see the road get close to Town specifications. Along with that, the Board would like to see a full association with a plan in place. It is very difficult as there is a lot of tree work to be done and there will need to be deedings to take peoples land as a right of way for the road.

***George motioned to reject the application and return applicants fee and application, seconded by Gary. Motion passed.***

The Hague's did state that they are working on creating an association.

Mike Bussiere mentioned that the board is not closed off to working with them but the board does need to see some progress on it.

Reminder: The Spring 2019 Planning and Zoning Conference will be held on Saturday, June 1<sup>st</sup>, 2019 at the Grappone Conference Center in Concord, NH.

***Gary made a motion to adjourn at 8:23pm, seconded by Alan. Motion passed.***