

Present: Chair, Matt Morton, Russ Cooke, Edna Mosher, John Frink, Richard Ford, Jill Newick, Frank Estes and Tom Morgan, Town Planner. Meeting called to order at 7:09 pm.

Minutes: Chair advised Board they would not read the minutes of the last meeting at this time.

Public Hearings: A) Request by Hyder Management and Sign-A-Rama to erect a free-standing sign at the Fox Run Road side of the Star Center. Article XI of the Zoning Ordinance limits free-standing signs to one per lot. Pella Windows is requesting a sign be erected near the entrance of parking lot nearest Fox Run Mall. Tom Karpowicz, owner of Sign-A-Rama represented Pella Windows. Applicant wants separate sign on the opposite side of building from Town Fair. They want a 35' tall sign, 75 feet back and 30' back from Fox Run Mall. They want a single face sign for exposure to the highway. Currently they have a small sign on the building. They are requesting a variance for another single standing sign on the opposite side from Town Fair. Hyder had informed Pella they would have say as to what went a sign and apparently they have changed and have allowed Town Fair to put up a sign. There was no representative from Hyder at the hearing. Town Fair has permit to build a free standing sign, so Pella is requesting a separate free standing sign. Jonathan Demott stated Town Fair sign gave exposure to North bound traffic on Woodbury Avenue and a free standing sign for Pella would provide exposure to South bound traffic. Cooke made a motion to accept as written, Newick seconded. Morton will not vote. Board went through the five hardship criteria and Motion did not carry. Board did not feel applicant met criteria. Four opposed and one was for.

B) Request by Hyder Management and Poyant Signs to erect a free-standing sign 69 feet from Woodbury Avenue and 18' from the side lot line where Articles VI & XI of the Zoning Ordinance require setbacks of 75 feet and 30 feet. The subject property is the Star Center, 2184 Woodbury Avenue, Tax Map 19, Lot 1B. After some discussion the Board decided to hear second request first. Poyant Signs had presented a proposal at the last meeting to erect a sign off Woodbury Avenue that would display Town Fair Tire. Applicant had agreed to move location of sign at that meeting, thus eliminating the need for a variance. Applicant is now asking for a variance to change location to eliminate the need to dig up pavement. After discussion between applicant and Board, Cooke made motion to approve variance, Mosher seconded. Cooke outlined five criteria for hardship requirements and felt applicant did not meet criteria, Mosher agreed. Morton stated he would not be voting, as he did not feel that they met hardship criteria in that the only reason for change was so they wouldn't have to cut up pavement. Chair asked for vote, four members opposed and one for. Motion did not carry. Estes moved and Ford seconded that meeting be adjourned, motion carried, meeting adjourned at 8:05 pm.

Respectfully submitted,

Sandra W. Sweeney, Secretary

