

**CANDIA PLANNING BOARD
MINUTES of May 1, 2013
PUBLIC HEARING
APPROVED**

Present:, Sean James, Chair; Albert Hall III; Judi Lindsey; Kenneth Kustra; Kim Byrd; Fred Kelley, BOS Rep; Dave Murray, Building Inspector; Dean Young, Fire Chief; Carleton Robie, BOS; Dick Snow, BOS

Absent: Ginny Clifford

Chair James called the meeting to order at 7:00pm immediately followed by the Pledge of Allegiance.

Minutes April 17, 2013

A.Hall **motioned** to accept the Minutes of April 17, 2013 as amended. F. Kelley **seconded**. **All were in favor.**

Waiver 8.03E2, 174 Raymond Road Major Site Plan; Historic Motor Sports 174 Raymond Road, Candia NH 03034, Property Owner: Robert B Mitchell P.O. Box 270 Stratham, NH 03885, Property location: 174 Raymond Road, Candia NH, Map 409 Lot 105-1, Intent: to erect a 7' round vintage style sign on a 15' pole on existing sign location in the Commercial District.

Applicants Robert Mitchell and Clark Taylor were present. No abutters were present. Chair James said the height restriction is in the Major Site Plan Regulations so the Planning Board has the ability to waive it.

R. Mitchell owner of Historic Motor Sports said Clark Taylor had started the business back in 2001 in another location in Sandown. He said they have used the round logo for over 12 years. He said their goal is to put up a pleasing sign. He said since their business is vintage collectable historic cars they wanted to go with a 40's vintage round sign like the Texaco sign and others such as Gulf, Mobile sign with the Pegasus and flying A using their logo. He felt it was an appropriate sign for the site. R. Mitchell said one of the pictures submitted showed what the round sign would look like if they complied with the 10 foot height restriction which makes it look like a golf ball on a tee and in his opinion would not look good for the town. He said they are asking for relief from the ordinance to allow them to have a taller sign in proportion to the original vintage style signs.

A. Hall asked if this would be lower than the Mobile sign and R. Mitchell said yes. He said the elevation of the base is 3 feet lower than the road and confirmed the sign would go on the existing pad. K. Kustra asked about the lighting. R. Mitchell said they are using new old stock lighting that was used on the vintage signs which used incandescent lighting and continued they haven't determined what kind of lamps to use in the fixtures. He said they could use a variety as they can put adapters in the fixture and said they do not require a lot of illumination. K. Kustra asked about reflection off the sign and if that it would impede any cars driving by. C. Taylor said the sign has a smooth surface and there will be some reflection but the lamps point down which would mean the light would be projected down and said they won't be using high illumination. He said they are not dependant on the sign for advertisement but for customers that are coming to his location.

K. Byrd asked the applicant to describe the lighting. R. Mitchell said they are using new classic old stock fixtures like the ones used in the 40's on the round signs. He said they are lined inside with ceramic lined with a metal housing and white reflector and uses a mogul based bulb which is incandescent. R. Mitchell said they do not know the wattage and have not bought lamps for it yet and said they can also use adapters to use other lamps. He said they want to use the minimum lighting they can to provide illumination. He said their business does not really depend on drive by business and the primary reason to have a sign is when someone is coming to find them which will most likely happen during the daytime. C. Taylor said the lights could be put on a timer and frequently there will not be a need for lighting after 6-7pm and most likely not after 8pm.

Chair James read from the Building Inspectors' memo dated April 9, 2013 "...looked over the proposal and found it to be a suitable addition to our community." And continued, "...business signs in the area appear to be between 20 and 25 feet in height...seems to be the average height of the commercial signs in our surrounding communities as well." J. Lindsey asked if they could consider compact fluorescent light bulbs and R. Mitchell said they certainly could and there could be considerable flexibility in what they use as long as there are adapters for the mogul base. There were no comments from audience.

A.Hall **motioned** to grant the waiver as presented. F. Kelley **seconded**. S. James, J. Szot, K. Kustra, A. Hall and F. Kelley **were in favor**. K. Byrd **abstained**. **Motion carried**. Chair James commented they did a good job with the renderings of the sign. The applicants thanked the Planning Board. Clark Taylor said he would like to

extend an invitation to anyone driving by to stop and come in and take a tour. He said they are proud of what they have built.

Other Business

Zoning Review and Revision Committee (ZRRC)

Chair James said the ZRRC meetings have been discussed in the past and two comments received were (a) we should have the meeting and (b) when is the meeting. He said they have tried having the meeting at various times and days and it didn't seem to matter when it was, it didn't seem to change participation. He said he has received comments that the Planning Board has been cancelling a lot of meetings and thought why not have the ZRRC meetings that night. He said he wanted to run this by the Board and if no one objected he would like to schedule ZRRC meetings on the 3rd Wednesday which is the second Planning Board meeting night every month. He said if they have an application for the second meeting it will be heard first followed by the ZRRC meeting. He said it is optional for a Planning Board member to stay for the ZRRC meeting and if the Planning Board is cancelled there will still be a ZRRC meeting. He said having ZRRC meetings scheduled monthly, residents will know when the meetings are and they might get more attendance. He said if the Board doesn't object he would like to send around a memo to the other boards letting them know about ZRRC regular scheduled meetings and let them know they will be going over the Earth Excavation Regulations again. Chair James said they will start the ZRRC meetings on May 15th after the Planning Board meeting.

Regional Visioning Workshop Saturday May 18, 2013 at Henry Moore School

A.Hall announced the Regional Visioning Workshop is being held Saturday May 18th from 830am until 12:00pm at the Henry Moore School. He said Southern NH Planning Commission (SNHPC) will be having a workshop on the future of the state and felt since Candia was fortunate to have the meeting in town with the adjoining towns invited, he said it would be appropriate if as many people from Candia could attend and encouraged attendance. He said there is complementary coffee and goodies. He said it is advertized on the town website and in addition flyers have been placed around the town.

Lamprey Rivers Advisory Committee (LRAC)

D. Snow said LRAC asked him to bring the draft management plan to the Planning Board (PB), Conservation Commission (CC) and Board of Selectmen (BOS) which included a picture of the area contained within the LRAC responsibilities. He want the PB be aware that legislature has determined that water is a resource and are responsible for managing and protecting it. NH statutes RSA 483 has a protection program chapter listing LRAC which is represented by individuals from the 14 municipalities within this 212 square mile watershed for the Lamprey River which provides the largest amount of water to the Great Bay Estuary of the South East Water shed. He said they would like comments from Planning Board, Conservation Commission and Board of Selectmen regarding the draft and to receive the comments back by the 15th of June. A. Hall asked if it would be made available on the Candia website and D. Snow said it would be. He said if the Planning Board was interested he could come back on the 15th to give a presentation. D. Snow said it was imperative that the Planning Board look at it in the perspective of those areas of a quarter mile corridor on each side of the river along the North Branch. He said LRAC has the responsibility to comment on any project that is placed within those corridors. He said they should be looking for whether there is anything within the management plan that appear inconsistent to the Planning Board. Chair James said he is familiar with this and has dealt with 3 of these groups in other parts of the state. He said if anyone on the Board has any comments please get them to the Town by the first of June.

The next scheduled Planning Board meeting is May 15, 2013 at 7pm at the Town Hall. The continuance for Major Site Plan 33 Raymond Road is on agenda.

A.Hall **motioned** to adjourn at 7:40 pm. J. Lindsey **seconded**. **All were in favor**.

Respectfully submitted,
Sharon Robichaud
Land Use Secretary