

**NORTHFIELD BOARD OF ADJUSTMENT  
MINUTES  
MAY 26, 2015**

Present: Brian Brown, Phil Cain, Bob Southworth, Kent Finemore and Keith Murray.

**Minutes:** Brian Brown moved, seconded by Phil Cain to approve the minutes of November 24, 2014 as read. Motion passed.

**Mandie Hagan – Rowell’s Sewer and Drain LLC: Application for a Special Exception to replace an existing non-conforming sign with a new non-conforming 16’x8’ sign at 359 Tilton Road (Tax Map R15 Lot 76) in the C/I zone.**

After review of the application, Keith Murray moved, seconded by Brian Brown to accept the application as complete. Motion passed.

Mandie Hagan presented photos of the proposed signage to replace the existing signs. Because there is a curve in the road in this location the current sign is “v-shaped” to allow visibility for both sides. The proposed sign will also be “v-shaped” but located about 5 feet further from the road and closer to the driveway entrance. The current sign is 18’ by 5’4”. The proposed sign will be 16’ by 8’ with a 4’ by 10’ message board for a total of 148 sq feet. (note: it was stated it would be 148 sq ft, but this measurement is 168 sq. feet)

Kent Finemore pointed out that the applicant is seeking relief from Article 12.3d of the Zoning Ordinance which allows one 6’ by 4’ sign. The old sign on the property is an existing non-conforming sign. Mr. Hagan stated that the larger sign is necessary for visibility as it is located 85 feet from the road.

Public hearing was opened and closed with no comment. Members reviewed the applicant’s responses to the 4 criteria for a special exception. Keith Murray questioned whether this is actually 3 signs because of its shape and the addition of the message board. Kent Finemore responded that if it were back to back it would be considered one sign, but due to the location of this sign on the corner and the wide right of way for Rte 140 the sign is set back and v-shaped. Brian Brown agreed that the current sign is v-shaped, but it is resting on the ground. The new sign will be 16 feet high. The Northfield Zoning Ordinance allows signs to be no more than 18 feet high. Keith Murray expressed concern about setting a precedent for large signs on Rte 140 if this is approved. Kent Finemore reminded the Board that each case is considered separately and not supposed to set a precedent. Bob Southworth questioned whether the sign is located within the state’s right of way but was assured that it is not. Phil Cain commented that the new sign would be an improvement.

After further discussion, Keith Murray moved, seconded by Phil Cain to grant relief from Article 12.3d of the Northfield Zoning Ordinance to allow a sign not to exceed 150 sq. ft. at 359 Tilton Road (Tax Map R15 Lot 76) in the C/I zone. It was clarified that the Board is considering the applicant’s proposal as one sign. There will be LED lights on the ground for visibility. Motion passed.

Meeting adjourned at 7:30 pm.

Respectfully submitted,

Eliza Conde, Secretary

*Minutes approved 06-22-2015*