

COÖS COUNTY ZONING BOARD OF ADJUSTMENT
North Country Resource Center, Lancaster NH
July 31, 2018

Present from the Board: PJ Cyr, Scott Deblois, Greg Sipple and Roland “Lefty” Théberge.

Also in Attendance: Jennifer Fish, County Administrator, Howie Wemyss, and Craig Moore

PJ Cyr, Chair called the meeting to order at 6:011 pm.

INTRODUCTION OF NEW APPOINTMENTS

Chairman Cyr welcomed alternate Roland “Lefty” Théberge to the board. Chairman Cyr appointed Lefty Théberge to sit in for Mark Evans and alternate Greg Sipple to sit in for James Brady.

ELECTION OF OFFICERS

A motion was made by Scott Deblois and seconded by Lefty Théberge to nominate PJ Cyr for Chair. There was no further discussion and all voted in favor.

A motion was made by Greg Sipple and seconded by PJ Cyr to nominate Scott Deblois for Vice Chair. There was no further discussion and all voted in favor.

There was no nomination for Clerk. Chairman Cyr said it would be discussed at the next meeting.

APPROVAL OF MINUTES OF APRIL 18, 2017

Greg Sipple made a motion to approve the minutes as presented. Scott Deblois seconded the motion. There was no discussion and the minutes were approved unanimously by voice vote.

CASE 18-001 BARLO SIGNS VARIANCE REQUEST

Chairman Cyr opened the public hearing concerning Case number 18-001. Chairman Cyr explained that the hearing notice was posted on the Coös County website; published in the Berlin Daily Sun on July 26, 2018; and certified letters were sent to all abutters and the applicant on July 25, 2018.

Chairman Cyr informed the applicant that since there was not a full board present that he had the option to delay the proceedings until a full board was present. Mr. Craig Moore, Barlo Signs indicated that it would not be a problem and consented to proceed. Chairman Cyr read the application and asked the applicant to present his case. Mr. Moore, explained that he is requesting a variance concerning article VII section 7.01 (a) of the Coös County Zoning Ordinances. He proposes to construct a 174.33 square foot commercial sign, whereas an on premise sign shall not exceed 100 square feet on the property located at 975 NH Route 16 Green’s Grant. Mr. Moore explained that the sign is to the scale with its environment and helps to clearly identify the property entrance.

Chairman Cyr asked if anyone from the public wanted to speak in favor of Mr. Moore’s variance request. Howie Wemyss, owner of the Glen House stated that he was in favor of the request. He stated that the size of the proposed sign would be consistent with other signage in the area. Mr. Wemyss explained that that RT 16 is a 55 mile per hour roadway. He feels that it is important for the public to be able to see the sign in order to safely turn in to the hotel. There was no one at the meeting to speak in opposition of the variance request. There were no more questions or comments from the public. The chair closed the public hearing and the board entered into discussion.

The board discussed the Findings of Facts:

1. The variance would not be contrary to public interest as it would not be unduly and to a marked degree violate the basic zoning objectives of the ordinance. The variance would not alter the essential character of the neighborhood or threaten the health, safety, or general welfare of the public.
2. Granting the variance would observe the general spirit of the ordinance.
3. The board found that granting the variance would do substantial justice because it would allow for appropriate notification to traffic that a commercial entrance was imminent.
4. The board found that granting the variance would not diminish the values of surrounding properties, as the sign would be substantially the same shape and size of existing commercial signs in the immediate area. No abutting property owners appeared in opposition to the application for a variance.
5. The board found that not granting the variance would result in an unnecessary hardship and the proposed use was a reasonable one. In support thereof, no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of the provision to the property.

The chair called for a motion. On a motion from Scott Deblois and with a second from Greg Sipple to grant the variance, the board all voted in favor. The chair informed the applicant that by the board's decision, the Coös County Commissioners, any party to the action, or any person directly affected has a right to appeal this decision. They have 30 days to request a rehearing and any improvements made within that time may have to be removed by the applicant at their cost if the board were to reverse its decision.

COMMUNICATIONS AND MISCELLANEOUS

None

OTHER BUSINESS

None

Lefty Théberge made a motion to adjourn. Scott Deblois seconded the motion. All voted yes. The meeting was adjourned at 6:45 pm. There was no future meeting date set.

Respectfully submitted,
Jennifer Fish