

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Special Meeting

June 10, 2015

I. ROLL CALL AND SEATING OF ALTERNATES

Chairman Cathleen Hall called the special meeting of the Newington Town Plan and Zoning Commission to order at 6:00 p.m. in Conference Room L101 in the Newington Town Hall, 131 Cedar Street, Newington, CT.

Commissioners Present

Commissioner Frank Aieta
Commissioner Carol Anest
Commissioner Michael Camillo
Chairman Cathleen Hall
Commissioner Kenneth Leggo
Commissioner Robert Serra Sr. (6:45)
Commissioner Stanley Sobieski
Commissioner Brian Andrzejewski-A

Commissioners Absent

Commissioner Anthony Claffey-A

Staff Present

Craig Minor, Town Planner

II. REVIEW OF ZONING REGULATIONS

- A. Subsection 3.2X: (new) Uses Permitted in the OS Open Space Zone**
- B. Subsection 3.2Y: (new) Special Exceptions Permitted in the OS Open Space Zone.**

Craig Minor: The first item, and it's out of order because we had to come back to it, is the Open Space zone that the Commission has been talking about for a while. I went through the regulations that I have collected from other towns, and it looked like Avon's was both the simplest and probably the most comparable to us, as opposed to say New London that has a bunch of beaches. I think Glastonbury had a lot of farming, so this one seemed to be the most simple and appropriate to Newington. I did tweak it a little bit by adding Section 3.22.4 specifically saying that "educational activities" that are accessory and incidental to any of the above permitted uses are permitted as of right. So the only thing that would have to come before you for your approval would be a golf course. That is how I have set it up. It is up to the Commission as to what things they want to allow, and if they want to allow it as of right or by special permit.

Commissioner Sobieski: When you say "commercial purposes", what is that? It says here, "crops for personal or commercial purposes".

Craig Minor: I copied that from Avon and they felt some reason to distinguish between personal and commercial. Maybe because in Avon there was a case where somebody was growing crops and the regulation didn't specifically say for personal or commercial, just that you could grow crops, and some citizen complained because the regs didn't specifically say

you could grow it as a cash crop, so they went back and inserted "commercial purposes" to make it clear that there is no crime in farming for a profit. I'm just speculating there, I don't know the history in Avon.

Chairman Hall: Anybody have any other comments on Section 3.22, item 3.22.4?

Craig Minor: There was a map in your agenda package which is black and white. I tried to make color copies of that map, unsuccessfully. What I will do is, if the Commission likes the content and wants to go forward with this, and we can certainly have some more discussions before we go to a public hearing, but I'll bring a map that is color coded. I've also asked the GIS department to give me the information in an Excel spread sheet, so I can go around and identify what is actually going on in each parcel, just to add more information, and then decide which of those parcels you want to make "open space" zone. There may some that for be some reason you decide this is not appropriate, but we will discuss that when we get a little further down the road.

Commissioner Leggo: Question on the overall section. Maybe I'm just not picking it up the right way. In open space zones, "land and buildings may be used and buildings may be altered or erected", that is basically saying that you can change a building or you can put up a building in an open space. That doesn't make.....am I not.....

Craig Minor: Yes, I think Avon was a little verbose just to make sure that they covered all the bases, all possible variations on the theme of using the property.

Commissioner Leggo: I'm not saying we are doing this, but the wording that we have says it's okay to put a building in it? Without them coming to us?

Craig Minor: No, they would have to come before you for approval.

Commissioner Leggo: But the building is allowed?

Craig Minor: Yes, but that doesn't mean they don't need to get a building permit or don't need.... It just means, as far as uses allowed in that zone, if they want to build a farm building...

Commissioner Leggo: It doesn't mean that just because we have an open space residential development that we are going to allow them to build a house.

Craig Minor: No.

Commissioner Leggo: That's what the top line says.

Craig Minor: The top line describes the universe of possible uses, which we would then pare back further depending on the specifics.

Commissioner Aieta: If he has a problem with it, then the public is going to have the same.

Commissioner Anest: For educational activities, you are going to want like a pavilion or something, but couldn't we have that as a special exception rather than just (inaudible) on it?

Craig Minor: What I envisioned was something such as a park, which is allowed as of right, where the parks and rec department want to conduct some kind of educational event. This would make it clear that they are allowed to conduct an educational event as accessory and

incidental to the playground, or the farm, or whatever the primary use is. This would not give someone the ability to build a school without having to come back to you for permission.

Commissioner Anest: No, but if somebody wanted to build a pavilion?

Craig Minor: Any construction.....

Commissioner Anest: But that would only go to you guys. Do you follow what I'm saying? I think that the concept that a lot of people have is that open space is "open space." There are no structures on it. I know, we are going to have a public hearing and the public will express their opinions, but I mean, I would like to see, if somebody wants to erect a building, that not only should it go to the Building Department, but it should come before us.

Craig Minor: That is a good idea, because that would be a good way to keep this under control. The uses I listed in the first four, the uses are allowed as of right, but if you want to put up a building for any of these uses, it would have to come to you for a special permit.

Commissioner Anest: Right.

Commissioner Camillo: Would they need that for a shelter?

Craig Minor: Any structure.

Commissioner Camillo: Because you might need a shelter for anyone biking or hiking.

Craig Minor: For any structure, because I don't think you want for some structures to have to come to the Commission, and some not. Anything with a roof has to come to the Commission.

Commissioner Sobieski: Mr. Planner, I think we should put the word "permanent building" in there, as opposed to a temporary building. I don't want to see any permanent buildings in any of these open spaces.

Craig Minor: Without a permit. Without a special permit from you folks.

Commissioner Sobieski: Well, yes, without a special permit but I just don't want somebody to be able to throw a building up there.

Commissioner Anest: But how are you defining temporary structures?

Commissioner Sobieski: A temporary structure would be less than 30 days. A permanent building is something where you have a concrete slab, anchors, or footings. That totally destroys the park. You have a temporary structure like a tent or a portable gazebo for 30 days, something like that, or less, that's fine. Beyond that, I think you are on thin ice because people don't want town parks and open spaces with buildings on them.

Commissioner Leggo: There is a way to get around that. I think we say any structure in an open space zone should have to come here.

Craig Minor: Okay, I'll bring this back to you next meeting with a color map of existing open spaces.

C. Section 6.2: Signs

Commissioner Anest: For those of you who are new, we've been working on revamping our sign regulations probably for two years now. Then when we decided to go through all of our regulations, we felt we would incorporate it. A lot of it came because there are a lot of temporary signs and banners out there.

Craig Minor: Well, I'll read until someone stops me. Unchanged; A. No bill boards are permitted and are non-conforming uses that shall be removed and not replaced. (Effective 12-01-01.)

Commissioner Aieta: Is there a definition for billboards?

Commissioner Anest: No. There is no definition for billboards.

Commissioner Aieta: Then we have to define a billboard.

Craig Minor: Yes. "No advertising signage is permitted which does not refer to a business or activity located on the same premises". It goes on to say, and I recommend that you delete, "Merchandise and/or products displayed for sale are considered signage under this section except as permitted in 6.2.1.(F)". I've been suggesting for years that we remove this sentence because it is silly. Merchandise displayed outside is not a sign. It's already regulated. You allow or deny tent sales, fire crackers, the hot dog cart. You already regulate those things, so calling it "signage" is a mistaken thinking that it gives you more control over it. So, I'm suggesting that we take the sentence out.

Commissioner Aieta: What about the merchant who has a hardware store and he puts lawn mowers outside?

Craig Minor: He needs your permission to do that.

Commissioner Aieta: Under what section?

Craig Minor: Section 3.23.1, it's the section for tent sales, fire crackers.....

Commissioner Aieta: So anyone who puts merchandise outside.....

Craig Minor: For sale.

Commissioner Aieta: Needs to get permission?

Craig Minor: Yes. I didn't correct Frank on sidewalks because obviously, on their personal sidewalk in front of the store.

Commissioner Anest: So like Lowe's has all the chairs, and Sam's Club has all the plants and everything.

Commissioner Aieta: At least Sam's Club came in once, and we said yes, and they thought it was forever.

Craig Minor: C: No signs shall be located above the parapet or roof peak. D: The placement and erection of any signs shall require a zoning permit and a building permit, except that directional signs not exceeding 3 square feet in area per side may be located within the street

right of way without zoning or building permits upon the approval of the Town's Traffic authority. And again, that has been in the regulations for quite a while. All right, now we get to the good one. "As defined in Section 9, a sign that has intermittent internal illumination by mechanical or digital controls", and here I'm inserting the phrase, "(either backlit or LED)" to make it clear what we mean, and deleting the "illusion of movement" because that is what got me into trouble in the first place, because the applicant came in with a sign that didn't present an illusion of movement, and I thought it should be okay, but that was not your intent. So let's just make it simple – any sign that is internally illuminated, either backlit or LED, shall not be permitted, period. Except for "time and temperature" and gas station signs.

Commissioner Anest: Gas station signs, when we discussed them back in 2011, were only going to be allowed in the Berlin Turnpike Zone, so that has to be included. We should probably go and look at the minutes, but I'm 99 percent sure that that's what we wanted, just on the Berlin Turnpike, no where else. So Garfield Street and Fenn Road should not be able to post their gas prices digitally.

Craig Minor: So, only on the Berlin Turnpike.

Commissioner Anest: Yes.

Commissioner Camillo: If the signs are lit, the station across from me, that's a lit sign also even though it's not digital.

Commissioner Aieta: But that's not what we are talking about, we're talking about LED, we're talking about digital.

Chairman Hall: Everything on Fenn Road has them.

Commissioner Aieta: How many gas stations on Fenn Road?

Chairman Hall: Three.

Commissioner Aieta: And they all have them already?

Chairman Hall: Yes.

Commissioner Aieta: So if we put this regulation in, another gas station going in could not have them.

Craig Minor: So it will read, "digitally controlled product price signs shall be permitted on the Berlin Turnpike only", or only on the Berlin Turnpike. Okay.

Craig Minor: Okay, temporary signs: this is where the subcommittee started, and speaking for myself, I went crazy trying to come up with different ways to do this. We talked about changing it from 25 days to 40 days, which is where this all started, because local businesses felt that 25 days was not enough. We wanted to find a happy medium between having a regulation that is so draconian that people violated it, on one extreme, but the other extreme is that it could be so liberal that it's open season for signs. The feeling was that allowing only 25 days is just asking for people to violate it, whereas 40 days, they will probably stay within that time. That was the philosophy of the committee that was working on this.

Commissioner Aieta: Do they have to take the days in increments of a week, or what?

Craig Minor: Well yes, and that's where it kind of gets crazy. Mike, you have had some experience with this at this point, so why don't you jump into the discussion here.

Mike D'Amato: Everybody wants more signage. I'm forever policing the businesses that come in for 25 days, and I think there might be a sentiment of, "I'll just leave it up until they tell me to take it down." They are new, they have already had their 40 days, and their 40 days have lapsed, and they are still staying with it. I don't have a bell in my head that says, today these permits are done, and go out and see, it's very hard to police. They mostly don't know their days. When they come in they just want to come in for a temporary sign. We make them list their dates, but I get a lot of calls, well, you know, there's a logic behind it. Let's say because of rain or snow they didn't put their sign out, well now they just missed their day, and they think, well I didn't put it out these two days because we had snow, so I want to add two days, and it's just very cumbersome. I don't know if we need to have a period of five days. There are a lot of businesses that come in and they know exactly what days they want. They have their sales set up or they know what is going out and they say, I'm going to have it out a week this month, two weeks next month, they just know, for the year of 2015 these are the dates I'm going to have a sign up. I think it's going to be cumbersome. I don't think there is an easy way to address it. I know recently at a Zoning meeting we actually had a presentation from the owner of a very large sign company and he talked about the importance of signs, and fifty percent of all sales are on impulse, if you leave the house to buy milk, and you know you are going to buy milk, but any other thing you say, oh, I need this, or I need that, fifty percent of any sales, any business comes from signage. So signs are important from a business perspective. They have a legitimate reason for wanting them. I do have some suggestions for the temp sign stuff that will maybe alleviate some of the pressure that is the temp signs that we see all over town.

Chairman Hall: Well, this is the temporary sign section.

Mike D'Amato: Okay. So I did give you guys what we had where I was last. But, in looking at a lot of the temp signs that are up around town, most of them are for events. Most of them are for things that are happening in town, community related, different things, really not a lot, and the ones that are, there really aren't a lot of for profit businesses that are really advertising. So, trying to think of ways to alleviate that pressure but still give them an outlet, something that can be reasonable and that we are trying to explore, and we haven't gotten all of the information to be able to suggest it, but we wanted to run it by you first, is to come up with another location on town property for a third community event sign. The Town has two. There was one at Clem Lemire which was taken down, and I'm trying to figure out why, so that was a thought that we had. They get a 4 x 8 sign, it's up for a week, it's high visibility, there's a process that already works, the Parks and Rec Department handles those signs, they schedule them, you can schedule them in advance. The temporary signs that are stuck all around, they don't look pretty, and they are just a constant issue and they will remain a constant issue. We also have the banner above Market Square, there is the community sign on the corner of Main and Cedar, and then there is the one at CVS which is on Main. Those are the three different outlets that one can apply for through a process which has been designed, which has procedures and rules which are outlined very specifically to reflect the zoning regulations. Maybe the town needs a third. I talked to Parks and Rec and there are occasions where a community event is happening and some one else wants to put up a sign, and they can't because the space is taken. It does happen. It's not all of the time, but it does happen.

Commissioner Anest: It happens a lot. We tried to get a sign for Project Graduation and we called months in advance and that date was already taken. You need them in different parts of the town, not just concentrated in the center. Some people who live across the Berlin

Turnpike, they don't come into the center. They need something in different parts of the community where people can see the sign.

Mike D'Amato: Right. You get a 4 x 8 sheet of plywood, or a banner that you can put up with high visibility. I talked to the Chamber of Commerce for Taste of Newington and that would be a perfect example of what someone could do. They would consider that. I realize as I'm putting signs in the back of my town car is that most of them are for events that are happening in Newington. It's not "Mattresses for Sale" by someone on the turnpike, it's not retail businesses advertising. We have had that in the past with the Christmas ornaments around the holidays.....

Commissioner Anest: There is a problem too with the fact that they are up after the event has taken place.

Mike D'Amato: Right, and when I met with the Chamber of Commerce a long time ago, they talked about signs and issues that they were having, and they, if they are having an event, people come and they take these signs, or they have the signs, and they put them up, they don't necessarily know where they are. So, until someone has taken them down, they don't know where they are, and I said that is a huge thorn in everybody's side because you are telling up, and then the event has been gone for three or four weeks, and they are still sitting in someone's front yard. So this would also alleviate that. It certainly strikes a cord for civic community events which is what the regulation talks about for other things, and the procedure that the Parks and Rec already has. So, something to think about. Obviously things that would hinder this, who's going to pay for it? Who is going to pay for the physical construction of the sign. A suggestion, maybe we could get an Eagle Scout to build it, as his Eagle Scout project, but ultimately someone would have to take responsibility for mowing around it, that kind of thing. I'm sure we could locate it in such a way that maybe that would not be a problem. We would have to look at town land, which wouldn't be hard, we could produce a map of town owned land, on corners, or something like that, and see you know, if there is anything that makes sense. You guys are the first step, I'm not sure if there is anything on the east side of the turnpike that the town owns. Right now we are concentrated in one spot, I mean, there is a banner up right across from Carvel that says Car Show tomorrow, and there are probably 40 signs all around town.

Commissioner Anest: Maybe your civic groups, Rotary, Kiwanis would think about donating the money, as a fund raiser, and then they would have first priority of putting their sign there. Rotary just had a tag sale, there were signs, huge signs, all over town, as well as the little ones, I mean, so even on the town green there was regular sign, and then the Rotary had another sign there. The Chamber does the same things, and it kind of distracts from the person who has the community sign, having the other big sign sitting there on the town green.

Mike D'Amato: I don't know if, certainly, I saw no permit or anything for that sign, I don't know if they talked to someone that was in the town and said, could we put this big sign up, we did it last year, I don't know, but I think if you develop some kind of (inaudible) sign, or you come up with something, you identify the people in town who might be using it, looking at the signs that I take down, and we can reach out to them and say, moving forward, this is the regulation, this is what we expect you to do if you want to advertise. There's a lot of different things that you can do. I think it's Granby, they have a town green, and you can just put stuff up there. Doesn't look great, but that is what they have decided as a way to advertise. There is a lot of ways to do it. I think if you get creative, you can come up with something that will work, but it's tough if you don't have a location, how do you advertise, how do you get the word out?

Commissioner Sobieski: Have you tried to reach out to the DOT? I know that you can put sign up in their right of way as you come off the Berlin Turnpike. That might be an option, to put one on either end of the turnpike because they do have a lot of property there.

Mike D'Amato: I have talked with the DOT once or twice, they have contacted me about signs that were put up without a permit through them, I think it was just a miscommunication, and it was taken care of.

Commissioner Sobieski: I think they would be receptive, as long as you are going to be paying.

Mike D'Amato: Yes, they would be mowing around it, the Town does not, the way that the community signs work now, the Town does not put the sign up. Sunday night before the week you have it, you can put your sign up, so you go out and it says that banner or the sign is designed to hold that, so you just put it up. So they are sort of self sustaining in that regard. They don't, the town does put up the banner for obvious reasons, but if the State would agree to let us put a sign up there, and it was safe for someone to park their car and install the sign, that definitely could be an option. We can identify sites that might be possible and one would make sense, and then go about seeing how we could get the money.

Commissioner Serra: As far as the car show signs, I was part of that, and I don't remember who they talked to, but the former president Dave Johnson I believe did got to the town and talk to somebody about that. I will tell you this, as soon as the show is over tomorrow, they go out and pick those signs up. If you see one, it's because they forgot it, but usually the same guys who put the signs out, go and pick them up, so that is probably the exception to the rule, but they are very diligent on that.

Mike D'Amato: Yes, something that I started researching, the tent signs that you stick into the ground, I don't know what they are called, but just the wire frames that you see, you can order, you can order by the hundreds, you don't necessarily order one or two, so they order them in bulk, they are very cheap, if they get them up for an hour or a day, then you know, there is no accountability because they are not expensive. If you change the temporary sign regulations to allow A-frame signs, that you see like a sandwich board, that wouldn't blow away, that cost a significant amount of money, I thought I saw a town, and I can't remember which one, that they actually produce a, in the permit, they produce something like a sticker that goes on the sign for the year, and it identifies whose sign it is, what the permit is, when it is supposed to be up or down, so when I am driving around, I can see the sign, oh, there's the sticker, it's green, so I know that it's 2015. This is the owner of the sign, so I can take it down and either give it to that person, I can call that person, I can touch base with that person, and they know with the sticker that is there, that I'm going to know if there is an issue with the right of way, if it's somewhere it isn't supposed to be. That's another option. It doesn't help the community groups, but it would take away from sticking a bunch of signs up all over the place. It would provide a little more accountability, and if a business invests in an A-frame sign, they put out for their 20, 30, 40, whatever they allow for the year, well, let's put it in the basement for the year, and the next year they get another permit, which they put a new color, just like license plate registrations, that type of thing, because now I just take the signs and put them in the car. I can't touch base with everybody and say, just to let you know, we don't allow this in Newington.

Commissioner Aieta: I've been thinking about. If we can't regulate and control, I'm not in favor of making it any easier. I mean, if it's going to be a freak show out there where we are going to have these signs all over the Berlin Turnpike, no one is going to know how long they have been out there, and they keep accumulating.

Mike D'Amato: Well, we know, because as the regulation is now, and the issue is with the accountability of taking it down. There's no, oh, my twenty days is up, my forty days is up, I better take it down. If they paid for a sign that says, Grand Opening, once they take it down, it has no use so there is no incentive for them to take it down. I see the reason for needing temporary signs, there's a lot of businesses that use them appropriately, advertise sales, advertise different things, and banners and it works well, you know, Stew Leonard's for Christmas trees. They put up that big banner and it says, Christmas Trees for sale, it's their thing, and that is a perfect case for them, but when they are not selling Christmas Trees, that banner has no use, like Grand Opening, or Christmas ornaments, you know, in January that sign has no use, so it's not, I better take it down, I need it for this, or I'm going to use them again. I think that is where the issue is. I send out many of those violations that you see for signs, and a lot are temp sign without permit. The reason I say that, temp sign without permit is so that hopefully the people who receive them will read that and say, oh, there's a permit, I don't have a permit. Rather than say, it's not allowed, they may read that and then, I should call the town and figure out what I have to do to get a permit. That's why it reads that way, hopefully they will kind of get the hint, but many of those are notices are people who have temp signs up and haven't taken them down.

Chairman Hall: Anyone else? I assume that we are staying away from the sheets?

Craig Minor: I didn't think to put a sheet section in here, and I don't know if we can, because those sheets tend to be either on town property or within the highway right of way, which is government property. They are rarely on private property. But it could be in there, so the ones that are on private property would be subject to our regulations.

Commissioner Anest: Could we talk about the time frame? Because I mean, the kids are graduating Tuesday, and there are a bunch of sheets that are already torn and falling down.

Chairman Hall: May 7th the first one appeared.

Commissioner Anest: I think from June 1st to June 30th is reasonable, and if you don't take them down by June 30th, the town is going to take them down. These signs are really getting elaborate, I mean, they are with pictures, and that is not how it started, I mean, there are sheets along Garfield Street, and one sheet has been torn in half.

Chairman Hall: There have been communications between Dr. Collins and Mr. Minor, they went back and forth, and of course Dr. Collins says, oh yes, we will do this, and whatever, but they have to be reminded again next year, probably in March because if it appears May 7th, then it really is ridiculous. Did they get it off the overhead bridge at Newington Junction?

Commissioner Anest: No.

Chairman Hall: So they are still there. I haven't been by there lately.

Craig Minor: After I got the comment from you I sent e-mails to the highway superintendent suggesting that he do something about it.

Chairman Hall: Well, check it out, and if it was unsafe to take it down...

Craig Minor: What he did was he forwarded my e-mail to someone at DOT, and that was the last I heard of it.

Commissioner Anest: If during Open House they have an announcement instead of having it in the newspaper.

Chairman Hall: Well, that's what I want. I want June 1st to June 30th. That's plenty of time, they do get torn, they get ripped.

Commissioner Aieta: Then maybe we should put it in the regulations, and we will say the locations where they can have them.

Craig Minor: When you say locations, for example, what? We don't have jurisdiction over Clem Lemire Park.

Commissioner Sobieski: Why not?

Craig Minor: Because it's town-owned property. We don't have jurisdiction over town-owned property.

Chairman Hall: Town-owned property is exempt from zoning regulations. You know that digital sign on Willard Avenue?

Commissioner Aieta: Apparently someone gave permission to someone to go out there, or did they just do it?

Craig Minor: I think they just do it.

Chairman Hall: And there is strength in numbers, because once the fence is filled, we should start taking them down, or contacting the people.

Craig Minor: Which is why I had to e-mail the Superintendent tactfully, because I don't have any jurisdiction to tell him what to do. I just presented the issue to him, and I'm glad that he acknowledged that yes, it is a problem, and he took it from there. We would like to tweak it, because the window that he gave parents was wider than we would like. So maybe next year I'll reach out and say, "we love what you did, but now can we..." but I kind of have to go hat in hand, because we can't tell him what to do.

Commissioner Anest: Yes, but do it over the summer so parents know. I think March is too late, I think it needs to be a couple of stages, because you're right, May 7th, is way too late.

Craig Minor: There is a Board of Ed in Newington, and this is their problem, so they should fix it. If it's a school function, it's really not Planning and Zoning's job, because you can't regulate anything that takes place on town property.

Commissioner Anest: I think it's a nice thing that they do, but it's too long a span. Every year it's going to get earlier because everybody wants to get that prime spot, so if like, before you know it, it's going to be April they're going to be putting them up.

Craig Minor: They need to get a handle on it.

Commissioner Anest: And I think that is what our concern is, and sometimes they are still up until August.

Chairman Hall: And that's my big problem. Okay, you put it up, rah, rah, and when the end of the month rolls around, get it out of there. Why should it be the town's job to go and cut them down and dispose of them? That should be their job.

Craig Minor: Why doesn't the road superintendent complain? Maybe he has, I don't know.

Chairman Hall: At the overpass, the cars were very close to where it could fall, that's what my fear was. Some of them are on private property. There are a couple on Maple Hill.

Craig Minor: Private property we can regulate, so maybe what I'll do is add another category to the temporary sign regulation, and give it a different allowable time frame from the 40 days.

Chairman Hall: No, I think you have to do it all, or none. I don't want to start singling out people who are kind enough to do it on their own property versus a fence on Town-owned property somewhere, that all of a sudden we are going to nail them for something that we don't nail others.

Craig Minor: But we can't do anything about the ones that are on town property.

Chairman Hall: Right.

Commissioner Leggo: Again, you can put it in the regulations and just say that graduation signs for 30 days, for the month of June.

Craig Minor: On private property.

Commissioner Leggo: Just say graduation signs for 30 days, for the month of June.

Craig Minor: Okay, but you realize, the ones that show up on Clem Lemire.....

Commissioner Leggo: I understand that, but just say graduation signs for the month of June. If you get people to comply with that..

Commissioner Sobieski: Why don't we contact the Town Manager and tell him of our concern here and put a time frame in on these, and the Town Manager can address both the public works department and the Board of Education. He does have jurisdiction over town parks. That would be my simple solution to this. Thirty days, I like that idea. I think this way, if something happens and the sheet is not tied down and starts blowing across, it's a safety hazard, someone reports that to you, then either the Police Department will contact DOT if it's on the DOT property or town property and get it removed.

Commissioner Leggo: Do we have to say days? Can we say the month of June? Because if you say thirty days, then you are back to what you were saying, okay well I'm going to do five days and then I'm going to take it down, and I'm going to do five more days. The month of June! They have to graduate in June, they can't go to school in July.

Commissioner Anest: And I think they should know that we like those signs.

Chairman Hall: Right.

Commissioner Anest: The duration is just too long. Nothing against the signs, but the time.

Chairman Hall: They get ragged and they get dirty.

Commissioner Aieta: (Inaudible).

Craig Minor: Okay, the only other change I made in the temporary sign regs was just to clarify what banners and streamers are, and the kind of material they could be made of. Residential signs; for Sale signs; and then I added there shall be no time limit on such signs. I think somebody on the sign committee asked for that.

Commissioner Anest: I have a question. The "For Sale" sign should not be on the street side of the sidewalk, right? I know of two that are on the street side of the sidewalk.

Chairman Hall: Really? Are they the (inaudible), or the pole?

Commissioner Anest: The pole.

Chairman Hall: That's really strange. They know where they belong.

Commissioner Leggo: "One bulletin board on school property"; is that a private school?

Craig Minor: That regulation possibly predates the town being exempt from zoning.

Chairman Hall: Or it could be a church school.

Commissioner Leggo: Yes, it would have to be, because we can't control town schools.

Chairman Hall: It would have to be a church school.

Craig Minor: Or a private school.

Chairman Hall: I guess Emmanuel Lutheran is a church school, even though it's not with the Church. It still is a church school.

Craig Minor: And then, new paragraph F: "One sign not over two square feet in area for an approved home occupation". This is already in the home occupation regs, but I thought, let's put it in the sign regs too.

Craig Minor: And G: "One sign not over 36 square feet in area giving the same of the church, daycare, or other permitted non-residential activity on the premises that is not a home occupation or professional office per Section 3.4.4". I put this in this draft so long ago I have forgotten why I felt the need to add this. Could someone look at Section 3.4.4?

Commissioner Anest: "Home Occupations and Professional Offices".

Craig Minor: This is to make it clear that if you have a church or a day care or some other institutional non-residential activity, that you can have a sign, but not more than 36 square feet. There wouldn't be the church itself, or the daycare without having gone through the special permit process and it doesn't say if the Zoning Officer can approve a sign like this, or if it has to come back to the Commission.

Commissioner Aieta: They've always come back to the Commission.

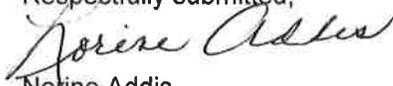
Craig Minor: All right, then it's by special permit, and the organization, when they come before you for their special permit for their day care or church, I will remind them that they should file for a sign permit at the same time, just like I tell restaurant applicants to be sure to apply for a liquor zoning permit at the same time so they don't have to come back again a couple of months later. And in the future, if we do adopt this, I'll tell special permit applicants to ask for a sign permit at the same time.

Chairman Hall: I think we are going to have to stop here.

III. ADJOURN

Commissioner Sobieski moved to adjourn the meeting. The motion was seconded by Commissioner Leggo. The meeting was adjourned at 6:57 PM.

Respectfully submitted,



Norine Addis,
Recording Secretary

