**Board of Adjustment**

**Canterbury, NH**

**Minutes of Hearing**

**23 August 2023**

**Case No. 2023-8 Special Exception**

**Present were: Chairman Joe Halla, Calvin Todd, Christopher Evans, Jim Wieck and Sean O’Brien (Alternate).**

Chairman Halla advised those present **Romeo Lacasse**, **Big Toy Self Storage, LLC** is seeking a special exception as regards signage for his business on Route 106. The application involves Tax Map 226, Lot 3 located at 1268 Route 106. It is located in the commercial zone. The proposed use states “For a double-sided sign to be placed on property that is approximately 50 square feet on each side where only 10 square feet is allowed under existing ordinance”. The application references Article 2, Section 6. Chairman Halla gave a detailed description as to the conduct of the hearing procedure.

Mr. Lacasse advised his business is on Route 106. Canterbury does not have a lot of property on 106 so there is not a whole lot to compare himself to other than NH Motor Speedway. They have large signs; he would estimate about 100 square feet on each side. So what we’d like to do is put up a sign to designate our….we are kind of caught in the middle of NH Motor Speedway. People are going by thinking they are part of NH Motor Speedway. He wants to differentiate from the speedway. He is looking to have a sign made up that will have their emblem and designate Big Toys Self Storage so people can see while they are driving on Route 106. As far as public interest is concerned a larger sign would allow for cars and traffic to have a better visibility…..what it is rather than slowing down and trying to see what it is because they are kind of set back quite a ways from the road. They are looking to have a sign that will attract some people to the area and to show them where we are. The property is in the commercial zone, on a mostly commercial road. It affects a much larger property which is NH Motor Speedway. He wants to differentiate our business in the commercial zone. As far as 106 is concerned, it will probably fit the character of 106 as most of the commercial stuff has much larger signs than actually what I am proposing. The property is in the commercial zone. There are virtually no residential properties near that would be affected. Our sign would be in line with neighboring properties that are similar and have large signs on the commercial route. The sign would be created by a professional sign company and would be free standing with muted solar light flashing down on the sign. We are using all solar power there anyways, so plan to use solar light on the sign. So, in keeping with the spirit of the ordinance one double-sided sign that has static lighting by solar directed only on the sign. This would not endanger driving on the public road but enhance the view so as not to interfere with traffic. He believes visibility would be enhanced. Chairman Halla asked how high is the sign going to be about? Mr. Lacasse responded that he’s not sure yet because he does not have a design. He met with a sign company yesterday and she is going to come up with a design layout for him. If he had to guess, his guess would be to the bottom of the sign would be about 6 feet, maybe 7 feet. Chairman Halla asked for clarification the sign would be 50 feet on each side. Is it going to face 106? Mr. Lacasse advised it’s going to be perpendicular to 106 so can see it driving in both directions, 50 feet on each side. Chairman Halla asked if the board had any questions. He asked where are you in relation to the speedway? He is just north of the speedway main entrance and VIP Parking area and then it’s us. Then you have the northern and wheelchair-accessible parking north of us. Chris asked where is that in relation to Ayers Road, Ames Road, up to Therrien’s woodlot. Discussion of where located. The property was previously owned by Peter Arvanitis. It used to be 106 Parking, LLC, a parking lot. Chairman Halla asked are you on the same side or opposite side. The same side. It has a dirt entrance. Sean asked if you don’t know how tall it’s going to be how do you know how many square feet the

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sign will be. Mr. Lacasse advised we are going to design a sign and his guess is it will be 50 square feet, perhaps a little less than that. He just needs to know so he can have them design the sign. Sean concurred. Chairman Halla said so there is another entrance after you? Yes. He asked does that have a very large sign. It does. Sean pulled up the sign on his phone showing the size and location. A discussion by the board followed where the property is located on Google Map. Chairman Halla asked if there were any questions from board members.

Jim said, the square footage requirement, that’s the only relief you are seeking. Yes. There was no one present to speak in opposition or in favor. Chris said, so it’s going to be 5 feet tall, and you said it’s going to be no more than 7 feet to the bottom. Chairman Halla said he said the bottom of the sign would be 7 feet off the ground. Chris read from the ordinance stating the overall height of free-standing signs is limited to 10 feet above grade to answer Jim’s question. Discussion followed about overall size and grade. Chairman Halla asked if there were any other questions from board members. There were none. Testimony was closed.

Moved the application be **GRANTED** for the following reasons:

1. That granting the permit would be in the public interest because it’s in a commercial zone and would give adequate signage to people driving by rather than seeing nothing but the motor speedway.
2. That the proposed use would not adversely affect the property values in the district. The business is already there. It’s in a commercial zone right next to the motor speedway.
3. That the specific site is an appropriate location for the proposed use. It obviously is. It’s a commercial zone, commercial property, we’re just giving him a bigger sign.
4. That the proposed use would not adversely affect the health and safety of residents and others in the area and would not be detrimental to the use or development of adjacent or neighboring properties. That basically does not apply to a sign.
5. That the proposed use would not constitute a nuisance because of offensive noise, vibration, smoke, dust, odors, heat, glare, or unsightliness. Nothing there would apply to the sign.
6. That granting of the permit would be in the spirit of this ordinance. Special exceptions are allowed in this zone.
7. That the proposed use would not constitute a hazard because of traffic, hazardous materials, or other conditions. It probably would make it better for traffic because people would better be able to identify where they are going.

Jim seconded the motion. The Board vote was a unanimous decision to **GRANT** the special exception. Chairman Halla explained the thirty-day appeal process.

The minutes from the previous hearing 2023-5 was approved as written.

Respectfully submitted,

Lisa Carlson, Clerk

Board of Adjustment

**DRAFT**