

Minutes  
Design Review Board  
April 11, 2012

Present: Juan Cruz, Dan Martin, Jane Roddy, Deborah Kruskal

***Sign Review: Lynch Landscape  
80 Union Avenue***

Quentin Nowland presented an application for a freestanding sign. The property has sufficient frontage to permit a freestanding sign under the bylaws.

The sign as presented, excluding the cap for the address, is a little over 12 square feet and is therefore required to be 8 feet from the property line. The applicant expressed a desire to locate the sign less than 8 feet from the property line. The board informed the applicant that if the area of the sign, excluding the cap, were reduced to 12 square feet, then the sign could be located four 4 feet from the property line. The board further noted to the applicant that locating the proposed sign less than 8 feet from the line, or a 12 square foot sign less than 4 feet from the line would require ZBA approval.

The applicant is going to further investigate whether the setbacks will work given a gravel sidewalk, tree, and telephone pole on the property.

The board otherwise finds the sign in compliance with the bylaws and of a professional design.

The board voted unanimously to approve the presented sign provided that it meets the eight foot setback, or a sign that is slightly reduced to 12 square feet in area, provided that it meets the four foot setback.

Should the limitations of the site make it impossible to meet the setback requirements, the board recommends a variance to the ZBA at a setback to be determined.

***Miscellaneous***

The board met with Gary Hall, an applicant for the vacant position, and recommends his appointment to the board.

The minutes of the previous meeting were approved.