

Members present: Greg Bohosiewicz, Gary Crooker, Arlene Laurentitis, Gail Proctor.

Applicants: Arthur Auer, Howard Chittendon, Jim Chapin

Abutter: Dot Mcgettigan

P.M.

Meeting called to order 7:35 in the Selectmen's Room . Gail Proctor read the application and the ordinance involved.

Arthur Auer described the location of the new Pine Hill School on Abbot Hill and emphasized that the school is not visible from the main road and with an expected enrollment of 250 and an auditorium seating 450 and a larger sign would be more appropriate for the facility. Mr. Chapin pointed out the need for a larger sign so that emergency vehicles, fire calls, and deliveries may be obliged with greater alacrity. The roadway is also densely wooded and would make a smaller sign more difficult to spot. The school did not want to cut out a section of trees to accommodate a more visible, small sign.

The ZBA checklist was read by G. Proctor and The Chairman asks the applicants to address the criteria. Mr. Chapin felt that because the school was not visible from the road that that constituted the greatest hardship. He also felt that the spirit and intent of the ordinance would permit an exception in their case because of the large scale of the school in relation to a typical residential use. Mrs. Mcgettigan, as an abutter had no objections to a larger sign.

A motion was made by Gail Proctor and seconded by Arlene Laurentitis as follows: Be it resolved that the request of Pine Hill School for a variance to the terms of Article VI, Section F of the Zoning Ordinance be granted to permit a sign of greater dimension than the required four square feet.

Discussion on the motion: Gary Crooker felt that the request was in spirit of the criteria and felt that a variance should be given. A. Laurentitis stated that she felt that a hardship was not inherent in the property. G. Proctor pointed out the difficulties that the Town has had in the past with signs and ordinances and she felt that this request was not unique and did not deem relief from the ordinance. No further discussion the Board voted 3-1 to deny the request. Gary Crooker voted in favor. The Chairman informed the applicants of the procedures of rehearing. The applicants were also given the necessary information if they wished to petition the Town for a Zoning Change to permit larger signs in the Zone. Motion for adjournment by G. Proctor and seconded by G. Crooker. Motion passed 4-0. Meeting adjourned 8:40 P.M.

*Gail Proctor, Clerk
December 13, 1984*