



TOWN OF DURHAM
15 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064 603/868-8065
FAX 603/868-8033
www.ci.durham.nh.us

Town Planner Recommendations
9 Madbury Road – Sign Master Plan
Wednesday, March 13, 2013

VII. Public Hearing - Amendment to an Approved Site Plan for a Master Sign Plan to allow for **hanging signs at 9 Madbury Road**. Submitted by Jennifer Sayre and Laura Rothstein, proprietors of SolSistar, on behalf of **9 Madbury Road LLC**. Tax Map 4, Lot 12-0. Central Business Zoning District.

➤ I recommend approval of the revised Master Plan as follows.

Project: **Application for Amendment to the Master Sign Plan**
Applicant: Jennifer Sayer and Laura Rothstein
Property owner: 9 Madbury Road LLC
Street address: 9 Madbury Road
Tax map and lot #: 4-12-0
Zoning: Central Business
Project description: Application for Amendment to Master Sign Plan to allow for hanging signs.
Date of approval: **March 13, 2013**

"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.

The above referenced application is approved with the following terms and conditions:

- 1) The original approved sign master plan remains in effect except for the changes specified herein.
- 2) The application as submitted is approved except for the changes specified herein.
- 3) Projecting signs are permitted only for first floor tenants.
- 4) Projecting signs may be placed along the Madbury Road façade only. They shall be placed only directly in front of the five pier and pilasters running up the building. There may be no more than 4 projecting signs placed on the building (Thus, at least one space will not have a sign).
- 5) Each projecting sign shall: a) be placed so that the sign is vertically centered in the existing horizontal sign band, b) not exceed 12 square feet, c) be placed perpendicular to the building face, d) be hung by a black metal bracket, e) not project more than 4 feet from the building, and f) maintain at least an 8 foot clearance from the sidewalk below.

- 6) There shall be no aesthetic design review of signs, but a sign permit shall be obtained from the Building Official.
- 7) Findings of fact: The original sign master plan was approved as part of the original site plan approval. A public hearing was held on the application on March 13, 2013. The sign ordinance allows for the Planning Board to establish standards on a case by case basis under a sign master plan so some of the standards differ from the ordinance standards for individual projecting signs.

* Does the Planning Board think that liability insurance should be required for these signs? Peter Stanhope recommended that the Planning Board require liability insurance for the signs. Please note:

- The Town has never required liability insurance for projecting signs, as far as Tom Johnson knows (at least in the past eleven years).
- The Town does require liability insurance for outdoor seating within the Town's right of way (Section 110-7 of the Town Ordinance) and sandwich board signs (This is Town policy though I don't know if it was established by ordinance).