



TOWN OF DURHAM
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NOTICE OF DECISION

Project Name: Madbury Commons Sign Master Plan – modification to allow one additional hanging sign on Madbury Road on the Madbury Road façade of 17 Madbury Road.

Action Taken: APPROVAL

Address: 17 Madbury Road

Applicant: Madbury Commons/Kennebunk Savings Bank

Property Owner: GP Madbury 17, LLC

Map and Lot: Map 2, Lot 12-3

Zoning: Central Business District

Date of approval: June 13, 2018

The sign master plan for Madbury Commons is approved as follows.

- 1) The modification allows for the installation of one additional hanging sign on Madbury Road as shown on the submission information. This approval allows for one hanging sign consistent in size and character with that submitted for Kennebunk Savings Bank in the event that the property owner wishes to replace that sign with a different one.
- 2) This approval includes the Planning Board altering the following three provisions as allowed in Section 175-126 L. Multi-tenant developments:
- 3) 175-120 4. *On commercial buildings, the appropriate zone for signage, including the brackets for projecting signs, is above the storefront windows and below the sills under the second floor windows.* This alteration is granted because the existing canopy at the corner does not allow for placement below the sills.
- 4) 175-126. A. Total Sign Area. *Each business establishment will be allowed a maximum of forth-eight (48) square feet of total signage.* The total signage for Kennebunk Savings Bank will be 50-1/2 square feet. This alteration is granted to accommodate an additional hanging sign on Madbury Road for an interior business and because the various signs are attractive, modest in size, low key, and work together as an ensemble.
- 5) 175-126 I. Projecting Signs. *...only one accessory projecting sign shall be permitted for each business ownership.* A second hanging sign is placed on Madbury Road. This alteration is granted because additional visibility on Madbury Road is appropriate for an establishment located on the interior of the site.