

## Dummerston Development Review Board

-DRAFT -Meeting minutes

October 18, 2022

Site visit to 2557 West River Rd took place at 5:30 pm

6 pm Alan McBean opened the meeting and welcomed our newest board member, Peter Doubleday to the board.

August meeting minutes are moved for approval by Cami Elliot, Chad Farnum seconds and they are unanimously approved.

November meeting and site visit times are set. Site visit will take place on Nov. 12<sup>th</sup> at 10 am.

ZA Roger Jasaitis informed the board that the appeal of the Powers decision is moving forward and is in the courts at this point.

6:04 pm Alan opens the public meeting and welcomes Rick Hanna for Neokraft signs, applicant, to the meeting. Alan read the warning and swears in the applicant. Rick Hanna stated that Irving Oil would like to remove the existing outdated sign. The existing sign is illuminated only with gooseneck external lights and is approximately 38 sf. They would like to keep the current steel pole and planter and install a new monument style sign. The new sign would be internally lit, with digital LED gas pricers and reduce the overall sign size to 32 sf all in the same location. The new sign will allow employees to adjust prices without going outside and will be more visible for drivers.

Cami Elliot asked if the existing planter would be staying since it didn't appear in the drawing, Rick Hanna said the gray portion of the drawing would be the planter. The new sign would be no taller than 87.5" according to the revised plan. Cami Elliot asked if Rick had a sense of the light pool of the new sign, Rick stated that with the removal of the gooseneck lights the new sign will be brighter than it currently is but felt it would be less obtuse due to it being internally lit. Cami said since no abutters were present perhaps there were no concerns, Rick said it would be less light than the current canopy lights above the gas pumps.

Alan McBean asked if the light could be adjusted for brightness, Rick said it would be possible but it wasn't part of the standard wiring, he asked if there was a lumens regulation in town he could use as a guide, Roger Jasaitis said there is no lumens requirement.

Chad Farnum asked to clarify the sign size, Rick Old sign is 38 sf on two sides and the new sign would be 32 sf on two sides

Alan McBean asked what the distance was from the center line of the road, Alan stated it seemed at least 30' from the shoulder of the road.

Rick Hanna said signs like this tend to make the sites safer for drivers and employees.

Roger Jasaitis said the current sign is 9 ½' tall and the new sign would be closer to 87"

Alan McBean asked ZA if the existing signs on the canopy and the building were grandfathered?

Roger said those signs are covered under existing permits and can not be luminated.

Cami Elliot asked if the new sign would flash in anyway, Rick Hanna said if it was flashing it was broken and he'd have to come fix it.

Alan McBean stated that the town had 45 days to notify the applicant whether or not the board approved or declined the permit, but that typically the applicants have the results earlier than that deadline.

Metting closed at 6:20 pm

Respectfully submitted

Chad Farnum