



# Town of Plaistow

## Zoning Board of Adjustment

Town Hall • 145 Main Street • Plaistow, New Hampshire • Tel. 603-382-5200 X202 • Fax. 603-382-7183

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| <b>MEETING DATE:</b><br><br>Public Hearing<br>June 25, 2020   | <b>APPLICANTS:</b><br>Mammoth Acquisition Co. LLC<br>632 Washington St<br>South Easton, MA 02375   | <b>APPLICATION TYPE:</b><br>Three (3) frontage setback variances<br>§220-32I<br>Four (4) Sign Variances (Article IX) |
| <b>APPLICATION ID:</b><br>20-06 thru 20-12<br><br><b>2 Main St</b><br><b>Tax Map 24, Lot 43</b><br><b>C1 District</b> | <b>APPLICANT'S REPRESENTATIVE:</b><br>Allen & Major Assoc., Inc<br>Attn: Michael Malynowski<br>400 Harvey Rd<br>Manchester, NH 03103<br>603-627-5500 | <b>PREPARED BY:</b><br><br>Dee Voss, Administrative Assistant  |

**#20-06:** A request from Mammoth Acquisition Co., LLC for a variance from Article IX, §220-59.A.(2) to permit an attached building sign on the east-facing façade to be 10.2% of the building facade where 5% is the maximum allowed. The property is located at 2 Main St, Tax Map 24, Lot 43 in the C1 District. The property owner of record is AC Plaistow, LLC, Dick Anagnost, Manager.

**#20-07:** A request from Mammoth Acquisition Co., LLC for a variance from Article IX, §220-59.A.2) to permit an attached building sign on the south-facing façade to be 15.8% of the building façade where 5% is the maximum allowed. The property is located at 2 Main St, Tax Map 24, Lot 43 in the C1 District. The property owner of record is AC Plaistow, LLC, Dick Anagnost, Manager.

**#20-08:** A request from Mammoth Acquisition Co., LLC for a variance from Article IX, §220-59.A to permit a third attached building sign where two (2) attached signs a the maximum allowed. The property is located at 2 Main St, Tax Map 24, Lot 43 in the C1 District. The property owner of record is AC Plaistow, LLC, Dick Anagnost, Manager.

**#20-09:** A request from Mammoth Acquisition Co., LLC for a variance from Article IX, §220-59.B.(3) to allow a free standing sign to have three (3) panels with 30SF each, instead of back-to-back panels of 30SF each. The property is located at 2 Main St, Tax Map 24, Lot 43 in the C1 District. The property owner of record is AC Plaistow, LLC, Dick Anagnost, Manager.

**#20-10:** A request from Mammoth Acquisition Co., LLC for a variance from Article V, §220-32I(A) to permit a structure to be place within 10 feet of the front property line on Plaistow Road, where 50 feet is the minimum. The property is located at 2 Main St, Tax Map 24, Lot 43 in the C1 District. The property owner of record is AC Plaistow, LLC, Dick Anagnost, Manager.

**#20-11:** A request from Mammoth Acquisition Co., LLC for a variance from Article V, §220-32I(A) to permit a structure to be place within 16.7 feet of the front property line on Haseltine Street, where 50 feet is the minimum. The property is located at 2 Main St, Tax Map 24, Lot 43 in the C1 District. The property owner of record is AC Plaistow, LLC, Dick Anagnost, Manager.

**#20-12:** A request from Mammoth Acquisition Co., LLC for a variance from Article V, §220-32I(A) to permit a structure to be place within 47.7 feet of the front property line on Main Street, where 50 feet is

the minimum. The property is located at 2 Main St, Tax Map 24, Lot 43 in the C1 District. The property owner of record is AC Plaistow, LLC, Dick Anagnost, Manager.

## Staff Report June 22, 2020

The following items have been received related to the above noted applications:

- Completed and Signed Application forms
- Abutters List and Mailing Labels
- Agent Representation Letter
- Deed
- Conceptual Site Plan
- Proposed Signage
- Staff Sign Permit Analysis
- All application fees
- Pictometry Pictures

This property is the current location of the Mortgage Specialist building. The property fronts on three (3) streets; Route 125, the former Haseltine Street and the former Main Street. A portion of the parcel is located across the state line in Haverhill, but the proposal for site plan is completely within the Plaistow portion of the parcel.

The application proposes the existing building to be razed as replaced with a larger building footprint. The required setback from a front property line is 50', the proposed site plan does not meet that requirement on the three street fronts.

The applicant has also submitted proposed signage. An analysis of the proposed signage was done to provide the information as to where there were issues of non-compliance and variance relief would be needed.

Note: The Town's attached sign ordinance is based on building façade square footage. If the setback variances are not granted the building façade measurements may change, which would impact the analysis of the proposed signage that was provided to the applicant.

It should be noted that if these variances are approved the applicant will still have to make application to the Planning Board to amend the site plan.

**The applications are listed in the legal notice in the order they were submitted in the application. After discussion with Chairman Bealo, and in consideration that the setback variances have potential impact on the sign applications, as noted above, the order has been changed for deliberation purposes:**

**Draft Motion #1: Setback – Route 125 – #20-10:** A request from Mammoth Acquisition Co., LLC for a variance from Article V, §220-32I(A) to permit a structure to be placed within 10 feet of the front property line on Plaistow Road, where 50 feet is the minimum. The property is located at 2 Main St, Tax

Map 24, Lot 43 in the C1 District. The property owner of record is AC Plaistow, LLC, Dick Anagnost, Manager.

*I move to grant the application for a variance from Article V, §220-32I(A) to allow a structure to be built within 10 feet of the front property line along Plaistow Road (Route 125) for the property located at 2 Main St, Tax Map 24, Lot 43.*

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**Draft Motion #2:** **Setback – Haseltine St – #20-11:** A request from Mammoth Acquisition Co., LLC for a variance from Article V, §220-32I(A) to permit a structure to be place within 16.7 feet of the front property line on Haseltine Street, where 50 feet is the minimum. The property is located at 2 Main St, Tax Map 24, Lot 43 in the C1 District. The property owner of record is AC Plaistow, LLC, Dick Anagnost, Manager.

*I move to grant the application for a variance from Article V, §220-32I(A) to allow a structure to be built within 16.7 feet of the front property line along Haseltine Street for the property located at 2 Main St, Tax Map 24, Lot 43.*

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**Draft Motion #3:** **Setback – Main St – #20-12:** A request from Mammoth Acquisition Co., LLC for a variance from Article V, §220-32I(A) to permit a structure to be place within 47.7 feet of the front property line on Main Street, where 50 feet is the minimum. The property is located at 2 Main St, Tax Map 24, Lot 43 in the C1 District. The property owner of record is AC Plaistow, LLC, Dick Anagnost, Manager.

*I move to grant the application for a variance from Article V, §220-32I(A) to allow a structure to be built within 47.7 feet for the front property line along Main Street for the property located at 2 Main St, Tax Map 24, Lot 43.*

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**The signage applications have been reordered as well. The first two are not dependent on a building façade calculation, the last two are.**

**Draft Motion #4:** **Signage – 3-panel Freestanding Sign – #20-09:** A request from Mammoth Acquisition Co., LLC for a variance from Article IX, §220-59.B.(3) to allow a free standing sign to have three (3) panels with 30SF each, instead of back-to-back panels of 30SF each. The property is located at 2 Main St, Tax Map 24, Lot 43 in the C1 District. The property owner of record is AC Plaistow, LLC, Dick Anagnost, Manager.

*I move to grant the application for a variance from Article IX, §220-59.B.(3) to permit a free standing sign to have three (3) panels with 30SF each, instead of back-to-back panels of 30SF each for the property located at 2 Main St, Tax Map 24, Lot 43.*

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**Draft Motion #5: Signage – 3<sup>rd</sup> Attached Sign – #20-08:** A request from Mammoth Acquisition Co., LLC for a variance from Article IX, §220-59.A to permit a third attached building sign where two (2) attached signs are the maximum allowed. The property is located at 2 Main St, Tax Map 24, Lot 43 in the C1 District. The property owner of record is AC Plaistow, LLC, Dick Anagnost, Manager.

*I move to grant the application for a variance from Article IX, §220-59.A to permit a third attached sign where two (2) attached signs are the maximum allowed for the property located at 2 Main St, Tax Map 24, Lot 43.*

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**Draft Motion #6: Signage – Attached Sign, Greater than 5% (East-facing façade) – #20-06:** A request from Mammoth Acquisition Co., LLC for a variance from Article IX, §220-59.A.(2) to permit an attached building sign on the east-facing façade to be 10.2% of the building facade where 5% is the maximum allowed. The property is located at 2 Main St, Tax Map 24, Lot 43 in the C1 District. The property owner of record is AC Plaistow, LLC, Dick Anagnost, Manager.

*I move to grant the application for a variance from Article IX, §220-59.A.(2) to permit an attached sign to be 10.2% of the building façade where 5% is the maximum allowed for property located at 2 Main St, Tax Map 24, Lot 43.*

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**Draft Motion #7: Signage – Attached Sign, Greater than 5% (South-facing façade) – #20-07:** A request from Mammoth Acquisition Co., LLC for a variance from Article IX, §220-59.A.2) to permit an attached building sign on the south-facing façade to be 15.8% of the building façade where 5% is the maximum allowed. The property is located at 2 Main St, Tax Map 24, Lot 43 in the C1 District. The property owner of record is AC Plaistow, LLC, Dick Anagnost, Manager.

*I move to grant the application for a variance from Article IX, §220-59.B.(3) to permit an attached sign to be 15.8% of the building façade where 5% is the maximum allowed for property located at 2 Main St, Tax Map 24, Lot 43.*

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_