**Fryeburg Planning Board Meeting**

**Date: October 24,2023**

**Members in Attendance: Patrick Emery- Chair, Tom Rebmann-Vice Chair, Edy Kizaki- Secretary, Stephen Chase, Edward Price- Alternate, Greg Hatch-Alternate. Absent: Eli Goodwin**

**Call to Order & Establish Quorum: quorum established, Ed Price moved from alternate to full member for this meeting**

**By : P. Emery Time: 6 PM**

**Review and Approval of Previous Month’s Minutes: motioned to approve Sept minutes second revision**

**Motion by: Ed Price Seconded by: Stephen Chase Vote: all in favor,Motion Carried**

**Current Business**: Public Hearing on LD2003. Speaker Lee Jay Feldman. LD2003 is a land use law for affordable housing. State requires the municipality to incorporate these laws. 1. Accessory dwelling unit of 900 square feet requires a septic system. 2. The 2 to 4 home rule, the size of the lot determines the number of houses allowed on the property. 3. Housing Development. The Developer MUST meet HUD standards and 51% of units must be affordable housing, they are to be maintained as affordable units for 30 years. Plus those housing units get a 2.5X density allowance, zoned per unit. Units must also have capable water and septic systems. Parking is not changed.

Public Hearing on Sign Ordinance: Price spoke about the specific changes proposed ( lighted signs, moving text, political signs). James Tyrrell voiced a concern about lighted signs not being allowed to be on when a business is closed, stated its good advertising for the business and that the Board might want to change that. E. Kizaki commented about keeping light pollution to a minimum. S. Chase remarked that Fryeburg is “business friendly” and should keep lumens low, with lights pointed down, but lights should be left on for safety and advertising when businesses are closed. Eric Meltzer of Fryeburg Motors spoke in agreement, that exterior lighted signs should be on anytime, but illuminated signs maybe not.

William Bennet of Bennett Transportation spoke 1. regarding illuminated signs when business are closed, he recommends keeping them on for safety reasons, deterrent of theft and vandalism, and advertising.

 2. Regarding the maximum number of outdoor signs, he has 7 signs on his building, several are part of contract with vendors that must be displayed. Chase remarked that businesses are allowed up to 100 square feet of signage on building, and that this part of ordinance is in conflict with itself.

3. Bennett wondered about the thinking regarding the fee set by Select board members, is it by case? and what are the parameters? Kizaki remarked that the fee is for the permit. Katie Haley (Town Manager) stated that the fee for the sign permit is a flat rate of $25 and has not changed in about 15 years. Kizaki suggested changing the wording in ordinance to read” sign permits’.

Bennett then asked about non-conforming signs ,legally existing signs can be replaced with one compliant with new laws. Chase responded that an existing sign can be repaired, fixed, repainted, but when it is replaced, the new sign needs to be in compliance with all existing laws at the time of the replacement.

Price inquired if the vendor signs were stipulated in the contract with the business, and if the vendors were asking the business to do something illegal. Bennett said he had not had the time to really look into the fine print, but would be doing so, and that the vendor offered incentives, special pricing, rebates to have an advertising sign posted at the business as part of the contract. Kizaki suggested consolidating all the signs into one collage-style sign.

Mike Dana from Fryeburg Academy’s Performing Arts Center, stated that they had to replace their sign about a year ago which has moveable letters. Chase remarked that if you get it installed before this ordinance is put into effect, your sign is grandfathered. Price stated that this part of the ordinance refers to LED lighted letter signs.

Dan Tepe , co-owner of CBW Labs, proposed removing the part about lights being off when businesses are closed. He also questioned regarding sandwich board signs or a two-sided sign, does it count as two signs? And does the 100 square feet of signage cover that? He commented that the “Open “ flags are not allowed to have any wordage other than “open” and it should be changed to allow some wording such as “mechanic on duty/open”. He then inquired about Vacancy signs being ok to be neon, but no other type of business can have neon. There are no hotels in the area that use neon, so maybe change that part of the ordinance too.

Public hearing closed at 6:35 pm by Emery.

Public Forum opened at 6:35 pm, no speakers. Closed at 6:36 pm

**Code Officer Monthly Report**: Price inquired about someone creating a ranch? Code -Officer replied that it is a ranch style home. Chase motioned to accept report, seconded by Price. All in favor, motion carried.

Next meeting will be November 28 with a 5 PM workshop on sign ordnance and STR changes. Public is allowed and encouraged to attend this workshop.

Price made motion to adjourn, seconded by Chase. All in favor, motion carried.

 Meeting adjourned at 6:40 pm

Respectfully submitted by

Maryann Eastman, Scribe

Please excuse and correct any omissions or errors, this is accurate to the best of my ability. Thank you.