

SIGN REVIEW

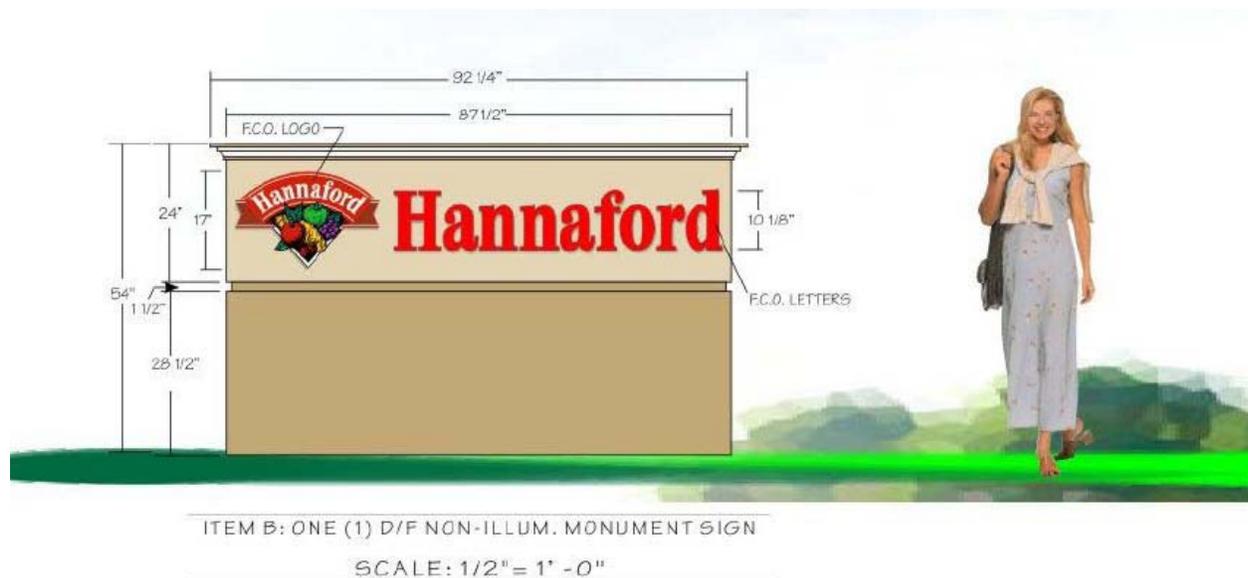
<p>Owner: Giroux Family Trusts – Bernard A., June T., Victor T., and Ramona. 9318 Rt. 116, Hinesburg, Vermont 05461</p>	<p>Applicant: Martin's Foods of South Burlington, Inc. (a Vermont Corporation doing business as Hannaford Supermarkets) PO Box 1000, Portland ME, 04104</p>
<p>Surveyor/Engineer: O’Leary-Burke Associates PLC 1 Corporate Drive, Suite # 1, Essex Jct. VT.</p>	<p>Property Tax Parcel: 20-50-02.100 Commerce Street Extension</p>

BACKGROUND

This application is for two signs, one on the east, entrance side of the structure and the other a free standing sign at the junction of Commerce Park Extension and Commerce Street. Other informational and directional signs will also be placed on the property; however these are permitted without review or permits per section 5.4.9 (3).

FREE STANDING SIGN

The free-standing Sign is a 14.58 square foot, 4.5' tall free-standing with the Hannaford logo and red cut-out letters. The sign will have “push-through” internal illumination that illuminates only the letters and logo, not the background. The base will be split-faced Concrete Masonry Unit similar to the red-brick-like material on the base of the building façade and the sign face will be Ivorene to match the building exterior color.



ISSUES – Free standing sign

The free standing sign, itself, appears to comply to all the sign standards however they have not submitted what the intensity of the backlighting of the letters and logo will be, and this should be reviewed.

(1) Illumination. All illuminated signs, whether internally lit or lighted from external sources, require Development Review Board approval. No sign may have any neon, flashing, intermittent, or moving lights, moving parts, or fluorescent paint. Internally illuminated signs with dark lettering on light backgrounds are not preferred, but may be permitted with the approval of the Development Review Board. Signs with internal illumination shall not be lit when the premises are not open for business. Signs, which are illuminated from external sources, may be lighted when the premises are not open if so approved by the Development Review Board.

(2) Lighting not to cause a hazard. Lighting is permitted only in cases where the fixture has been shielded to prevent any beam or ray of light from causing a hazard to a moving vehicle on a public or private road, or to interfere with the use or enjoyment of neighboring property.

The location of the sign, as submitted doesn't comply with the standards however if you conclude that these are extraordinary circumstances you may permit it. While no sidewalk has been proposed for the western side of Commerce Street Extension, it bounds an undeveloped lot and the location of this sign should allow for a possible sidewalk on that side in the future.

(11) Setbacks from streets. No sign, other than a sandwich board or portable sign, may be closer than 15 feet to the traveled portion of a street. Under extraordinary circumstances, the Development Review Board may permit a sign to be closer than 15 feet.

The property is also very narrow, 50 feet, and section (9) Setbacks creates a catch 22 for the applicant since the sign cannot be 15 feet from the traveled portion of Commerce Street Extension and still meet this setback requirement. If you feel that it will not unduly impact the undeveloped Darkstar lot and you want to permit this sign you will have to authorize a location that doesn't comply with the sideyard setback of 10 feet.

(9) No sign may be closer to a side or rear lot line than the minimum building side-yard or rear-yard setbacks for accessory structures set forth in Section 2.5 of this Regulation, unless specifically authorized by the Development Review Board.

There also is an issue because this sign is actually located on a 50 X 250 lot which contains only the right of way for Commerce Park Extension and is separate from lot #15. Our regulation prohibit off premise signs, and while I have spend an inordinate amount of time trying to get a clear definition of "premise" I have been unable to conclusively determine if "premise" is only the lot with the store or would include an appurtenant lot such as this one. It is entirely possible that the lots will soon be combined into one, but in any case you could authorize this sign on this separate lot.

(8) Off premises signs. No sign will be allowed off the premises which the sign advertises or serves, unless specifically authorized by the Development Review Board or as allowed in Section 5.4.1(3)(h) and 5.4.1(3)(I). Under no circumstances will such approval be given unless the premises advertised are within the neighborhood of the location of the sign, and the location of the sign is appropriate and necessary in order to identify the location of the premises advertised. State law may also prohibit off-premises signs.

Because the Commerce Street Extension lot is also completely a ROW for adjoining properties you also have to address standard # 10. Since the issue of "premise" has not been resolved, if

you want to permit this sign, once again it permits you to allow this sign if you authorize the location.

(10) No signs within or over a right-of-way. No sign is permitted within a right-of-way or over a right-of-way, unless specifically authorized by the Development Review Board.....

WALL MOUNTED SIGN

The Wall Mounted Sign will be mounted on the glass window portion of the gabled entry to the store.



ISSUES – Wall mounted sign

As of this writing the applicant has not clarified if this sign will be illuminated and if so, what they are proposing. If it is illuminated it needs your approval per (1) and (2) below. If there is no illumination it only requires a zoning permit from me per 5.4.1 (1) e in the Zoning.

(1) Illumination. All illuminated signs, whether internally lit or lighted from external sources, require Development Review Board approval. No sign may have any neon, flashing, intermittent, or moving lights, moving parts, or fluorescent paint. Internally illuminated signs with dark lettering on light backgrounds are not preferred, but may be permitted with the approval of the Development Review Board. Signs with internal illumination shall not be lit when the premises are not open for business. Signs, which are illuminated from external sources, may be lighted when the premises are not open if so approved by the Development Review Board.

(2) Lighting not to cause a hazard. Lighting is permitted only in cases where the fixture has been shielded to prevent any beam or ray of light from causing a hazard to a moving vehicle on a public or private road, or to interfere with the use or enjoyment of neighboring property.

Peter Erb, Zoning Administrator.