

TOWN OF MILFORD

Office of Community Development
Planning • Zoning • Building Safety • Code Enforcement • Health
Economic Development • Active Projects



Administrative Review

Date: May 28, 2022
To: Jason Plourde, Chair, Zoning Board of Adjustment
From: Lincoln Daley, Community Development Director
Subject: **Case #2022-11** Barlo Signs and Hitchiner Manufacturing Company, Inc. for the property located at 586 Elm Street, Tax Map 13, Lot 6 – Variance Application for relief to allow two monument signs.

Barlo Signs and Hitchiner Manufacturing Company, Inc. are before the Board seeking a Variance from Milford Zoning Ordinance, Article VII, Section 7.06.9.E.e.ii to allow more than one monument sign on the subject property within the Industrial Zoning District. In reviewing the files for this property, I offer the following comments:

1. Existing Conditions:
 - a. The subject property is approximately 12.26 total acres. The property is primarily developed and contains two of Hitchiner's industrial buildings totaling approximately 202,300 square feet with associated parking, drainage and stormwater management.
 - b. The property contains in excess of 935 linear feet of frontage on Elm Street. 654 linear feet on Hitchiner Way, and 250 linear feet on Old Wilton Road. The property is accessed by one curb cut centrally located in the middle of the property on Elm Street and approximately five curb cuts located on Hitchiner Way. The property is serviced by municipal water and waste water.
 - c. The project area directly borders the railroad tracks, O.K. Tool Company Superfund Site and two commercial operations to the north. To east and south, the property abuts established commercial and industrial uses/businesses. To the west, the property is abuts Suburban Propane and Metal Casting Technology.
 - d. The subject property falls within the Industrial 'I' Zoning District and is subject signage requirement for said district.
2. The Applicants are seeking to install a second free standing, monument sign on the subject property along the Elm Street corridor. The proposed electronic messaging center sign will be 10'4" x 10'10" (61.43 total square feet) and be located approximately 55 feet from the existing monument sign totaling 56.67 (5' x 11'4") square feet diagonally across the main driveway on Elm Street. Please refer to application for details and location.
3. Pursuant to Article VII, Section 7.06.9.E.e.ii, only one monument sign is permitted per site. A Variance is required to allow a second monument sign on the subject property.

The Applicants have filed a concurrent Variance application seeking relief from Milford Zoning Ordinance, Article VII, Section 7.06.8.B.2.a to allow an electronic messaging sign to exceed the 50% of the total sign area and 24 square foot area design standards within the Industrial Zoning District. (See Case #2022-12)

- 4. The Applicants should be prepared to further discuss the alternatives considered and the reasons/rationale for seeking two monument signs in close proximity to one another that appear to serve the same or similar purpose for the industrial campus property.

Aerial Photo(s) of Subject Property:



Street Photo(s) of Subject Property:



View of Subject Property Looking Southwest



View of Subject Property Looking South

View of Subject Property Looking Southeast





ZBA Application
MILFORD ZONING BOARD OF ADJUSTMENT
GENERAL PROPERTY INFORMATION FOR ALL APPLICATIONS

Date Received: 4-21-22 ^{A+}
 Case Number: 2022-07
 Application Number: 2022 0657
 Hearing Date: 5/18/22
 Decision Date: 6-2-22
 Decision: _____

PROPERTY INFORMATION

Street Address: 586 Elm
 Tax Map / Parcel #: 013-006-000 Lot Size: _____

PROPERTY CURRENTLY USED AS

Manufacturing

If the application involves multiple lots with different owners, attach additional copies of this page.

PROPERTY OWNER

Name: Hitchiner manufacturing co inc
 Address: 594 Elm St
 City/State/Zip: Milford NH 03055
 Phone: ()
 Email: _____

The applicant is the person who is making this proposal on behalf of themselves, the owner or a third party. This is usually the same as the property owner, but might be a tenant, someone who plans to purchase the property, an engineer or lawyer, etc. If the applicant is the same as the owner, just check "Same as owner" and leave the rest of this section blank.

APPLICANT/REPRESENTATIVE

SAME AS OWNER
 Name: Barlo Sigis
 Address: 158 Greeley St
 City/State/Zip: Milford NH 03051
 Email: Jenn@barloSigis.com
 Phone: (603) 8822438 (333) Cell: ()

The undersigned property owner(s) hereby authorize(s) the filing of this application and agree to comply with all code requirements applicable to this application.

Barlo Sigis Jeff Richard 04/21/2022
 Property Owner's signature Date: _____
Authorization attached

Zoning District (check one):

- Residence A
- Residence B Residence R
- Commercial
- Limited Commercial
- Industrial
- Integrated Commercial-Industrial
- Integrated Commercial-Industrial-2

Overlay District (check any that apply):

- West Elm Street Overlay
- Nashua/Elm Street Overlay
- Commerce & Community Overlay
- Open Space & Conservation
- Wetlands Conservation
- Groundwater Protection
- Floodplain Management

APPLICATION FEES

Application Fee:	\$75.00
Abutters Fee: \$428 ²⁸ 4280	4280
Amount received: <u>(10)</u>	117.80
Date Received:	<u>CE #5157</u>
Check <input checked="" type="checkbox"/> Cash _____	

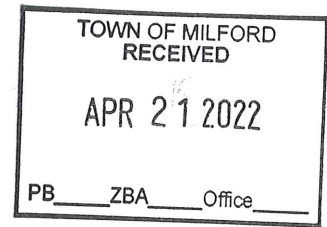
THE FEES ASSOCIATED WITH THIS APPLICATION DO NOT APPLY TO ANY OTHER FEES REQUIRED FOR APPROVAL OF THIS PROJECT. PLANNING, IMPACT, BUILDING AND OTHER FEES MAY APPLY.



ZBA Application - Variance
MILFORD ZONING BOARD OF ADJUSTMENT

Date Received: 4-21-22
 Case Number: 202207B
 Application #: _____
 Date Complete: _____
 Hearing Date: 6-2-22
 Decision Date: _____
 Decision: _____

PROPERTY INFORMATION
Street Address: 586 ELM ST
Tax Map / Parcel #: 013-006-000-000
<i>A Variance is a use which is not permitted by the Zoning Ordinance. Approval from the Zoning Board of Adjustment is required to allow any use or deviation from the Zoning Ordinance. Please work with the Zoning Administrator to make sure your application is complete and you know what will be required of you at the hearing.</i>
What section of the Zoning Ordinance are you asking to be varied? Article <u>7.06</u> Section <u>7.06.8.A.2.a</u>
Describe the variance you are requesting under the above section of the Ordinance. TO ALLOW THE ADDITION OF ONE INTERNALLY ILLUMINATED GROUND SIGN WHERE ONE GROUND SIGN IS PERMITTED, AND ONE GROUND SIGN EXISTS.



General Criteria Section 10.01

Explain how the proposal meets the following conditions per New Hampshire RSA 674:33.I

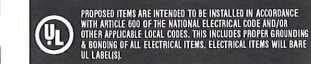
- Granting the Variance would not be contrary to the public interest because:
 SUBJECT PROPERTY IS UNIQUE, WITH SEVERAL LARGE SCALE BUILDINGS REQUIRING IDENTIFICATION. PARCEL CAN SUPPORT MULTIPLE GROUND SIGNS WITHOUT BEING "OVER SIGNED".
- If the Variance were granted, the spirit of the ordinance would be observed because:
 PROPOSED ADDITIONAL SIGNAGE EFFECTIVELY COMMUNICATES EMPLOYMENT OPPORTUNITES, SUPPORTS ECONOMIC GROWTH AND DOES NOT ADVERSLY AFFECT ITS SURROUNDINGS. THIS LARGE SCALE PROPERTY EASILY SUPPORTS TWO GROUND SIGNS.
- Granting the Variance would do substantial justice because:
 PROPOSED SIGNAGE WILL ASSIST HITCHINER'S DESIRE TO COMMUNICATE WITH THE WAYFINDING PUBLIC, BEYOND THE EXISTING SIGN WHICH ONLY IDENTIFIES COMPANY NAME.
- Granting the Variance would not diminish the value of surrounding properties because:
 SURROUNDING PROPERTIES ARE COMMERCIAL IN NATURE, PROPOSED SIGN IS PART OF PARCEL WITH UNIQUE NEEDS, WITH MULTIPLE BUILDINGS REQUIRING IDENTIFICATION.
- Unnecessary Hardship:
This section is the central portion of your argument and is the critical factor that the Zoning Board of Adjustment will need to determine what is unique to your property and not generally applicable to other properties in the area or in town.

THE HITCHINER FACILITY IS UNIQUE IN THE SIZE AND MAGNITUDE OF STRUCTURE FOR ITS ZONE/SURROUNDINGS. HITCHINER'S EXISTING SIGN SERVES AS AN IDENTIFIER FOR THE BUILDING ADJACENT TO IT. PROPOSED SIGNAGE WILL SERVE AN ENTIRELY DIFFERENT PURPOSE AND IS NECESSARY FOR PROPER COMMUNICATION WITH THE PUBLIC. THE HITCHINER PROPERTY IS LARGE ENOUGH TO SUPPORT A SECONDARY PYLON SIGN, UNLIKE THE MAJORITY OF NEARBY COMMERCIAL PROPERTIES.



ZBA Application – Variance
MILFORD ZONING BOARD OF ADJUSTMENT

A. Owing to special conditions of the property that distinguish it from other properties in the area; denial of the Variance would result in unnecessary hardship because:
i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because :
REASONING FOR LIMITING NUMBER OF GROUND SIGNS IS NOT DEFINED IN THE MILFORD ZONING ORDINANCE AND IS SUBJECTIVE, ASSUMES ALL PARCELS CANNOT SUPPORT MORE THAN ONE FREESTANDING SIGN, AND DOES NOT SPEAK TO LARGE SCALE PARCELS.
AND
ii. The proposed use is a reasonable one because:
THE MAGNITUDE OF THIS PROPERTY SUPPORTS MORE SIGNAGE THAN THE SIGN ORDINANCE PROVIDES FOR. IT IS REASONABLE FOR HITCHINER TO WANT TO MAINTAIN THEIR CURRENT SIGN, WHICH IDENTIFIES THE COMPANY, WHILE PROPOSING AN ADDITIONAL SIGN, WHICH WILL ALLOW FOR MODERN COMMUNICATION TO THE PUBLIC.
(B) Explain how, if the criteria in paragraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the Ordinance, and a Variance is therefore necessary to enable a reasonable use of it:
(C) Notwithstanding paragraph (B) above, a Variance may be granted without finding a hardship arising from the terms of the Zoning Ordinance when reasonable accommodations are necessary to allow a person or persons with a recognized physical disability to reside in or regularly use the premises, provided that:
1. The Variance requested under this paragraph shall be in harmony with the general purpose and intent of the Zoning Ordinance because:
In addition, Variances may have extra criteria that must be met. This includes, but is not limited to: 6.03.5 Floodplain Management: The criteria for evaluation is listed in 6.03.5:B General Conditions and the applicable conditions are listed in 6.03.5:C. If your project is covered by this regulation, include your answers to the required criteria as specified in the referenced Section of the Milford Zoning Ordinance as an attachment under Section 3 C. of this application.
ATTACHMENTS – additional information may be needed to help the Zoning Board of Adjustment fully understand your petition. A. A plan of the property and all buildings, drawn to scale, is required. B. A Building Permit Application as needed (to be determined by the building official.) C. Additional explanations, justification, abutters' statements, letters, etc.



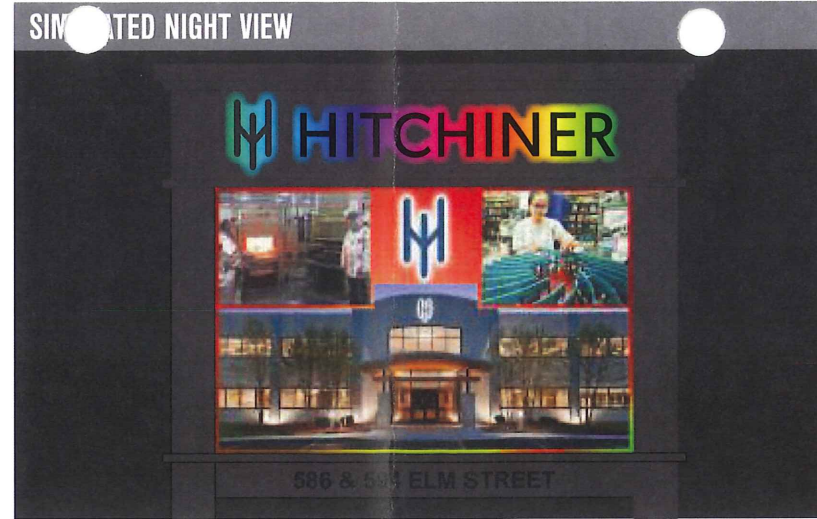
PROJECT APPROVAL

Client:	Date:
Design: CJB	Date: 04/08/00
Sales:	Date:
Updating:	Date:
Production:	Date:

HITCHINER MANUFACTURING CO.
594 ELM STREET
MILFORD, NH 03055
11/15/2021

DESIGNER: CB
SALES REP: BARN
PM: DC

ITEM **A**
SHEET 1.0



SCOPE OF WORK

MANUFACTURE & INSTALL (1) D/F LED ILLUMINATED FREESTANDING SIGN W/ TOP MAIN ID CABINET AND FULL COLOR EMC.
ID CABINET COPY WILL BE HALO-LIT FABRICATED ALUMINUM CHANNEL LETTERS.
SIGN WILL HAVE POLE COVERS AND CAPS.

SITE SURVEY REQUIRED

MFG. SPECS - FABRICATED ALUMINUM SIGN CABINET

LED ILLUMINATED
CABINET: 10"D - BEA - WHITE
FACES: BEA - WHITE
ACCENTS: BRIGHT BRUSHED CLEAR ANODIZED - VERTICAL GRAIN
LOGO/ACCENT: LOGO - 2" CAST ALUMINUM - PTM PMS 2152 MOUNTED W/ SPACERS
ADDRESS PANEL: BEA - WHITE W/ 7725-12 BLACK COPY
COPY: "HITCHNER" - 2" CAST ALUMINUM PTM BLACK - MOUNTED W/ SPACERS
EMC: 60" X 96" X 9MM FULL COLOR
POLE COVERS: 10" - BRIGHT BRUSHED CLEAR ANODIZED - VERTICAL GRAIN
ILLUMINATION: RGB (COLOR CHANGING) LED HALO-LIGHTING

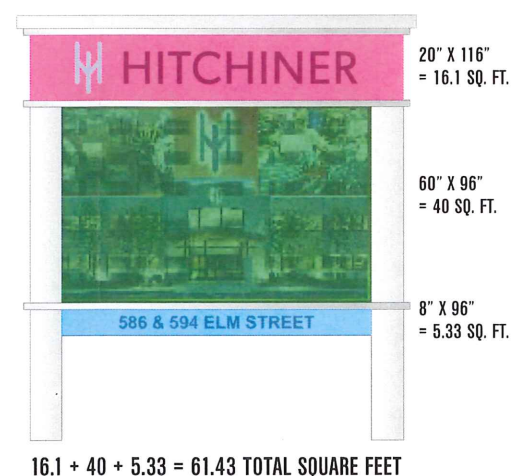
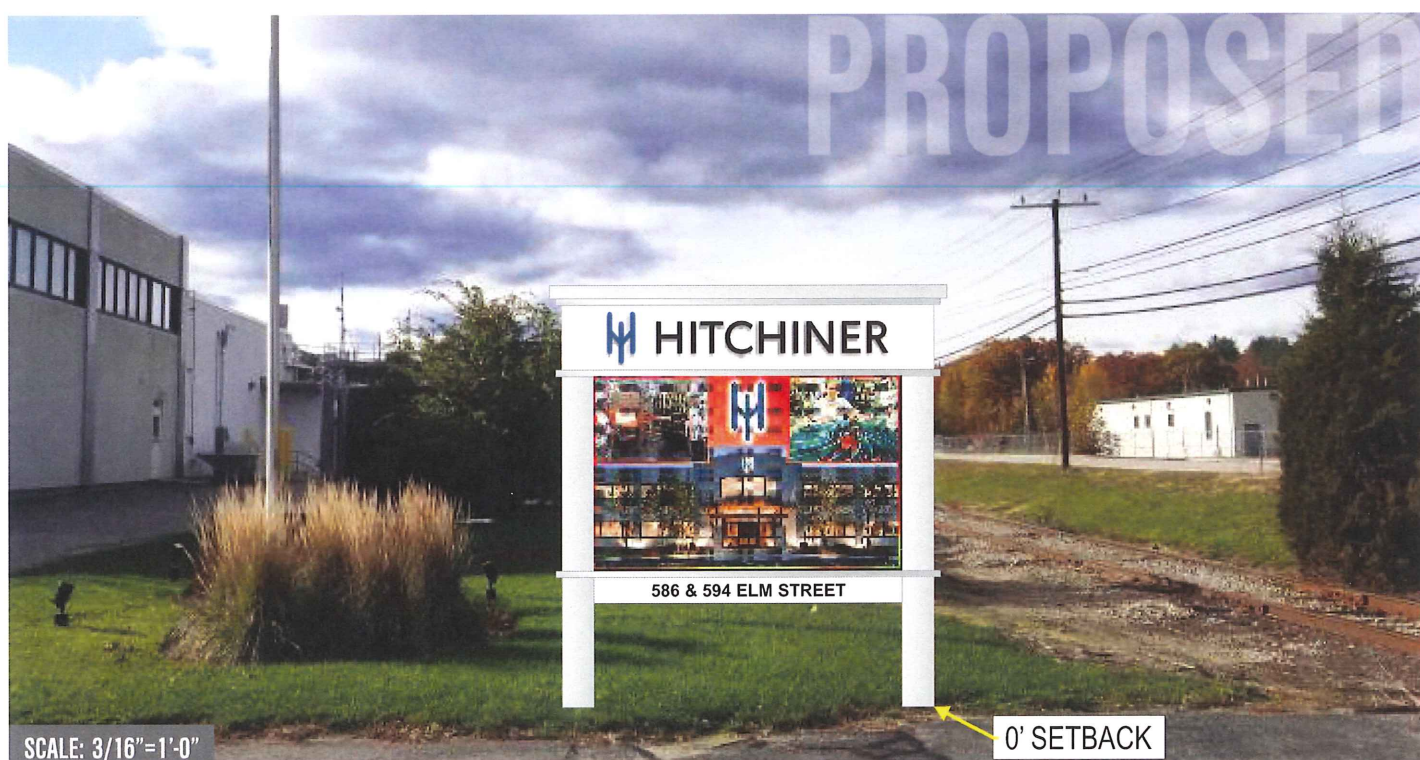
TOTAL SQUARE FEET: 61.43	VARIANCE REQUIRED: N/A
CODE ALLOWANCE: N/A EXISTING	

Site electrical ELECTRICAL WORK BY: BARLO OTHERS

New CIRCUITS REQ: 1 AMPS: 20 VOLTS: 120
 Existing CIRCUITS REQ: AMPS: VOLTS:

UL REQ: YES NO LOCATION: WET DAMP DRY SERVICE SWITCH: YES NO
TIME CLOCK REQ.: YES NO PHOTO EYE REQ.: YES NO

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

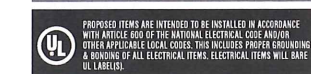


16.1 + 40 + 5.33 = 61.43 TOTAL SQUARE FEET



INTERNATIONAL

158 Greeley St. Hudson, NH 03051 P: (603) 882-2638 F: (603) 882-7680
© COPYRIGHT 2019
This design concept is the property of Barlo Signs International, Inc.



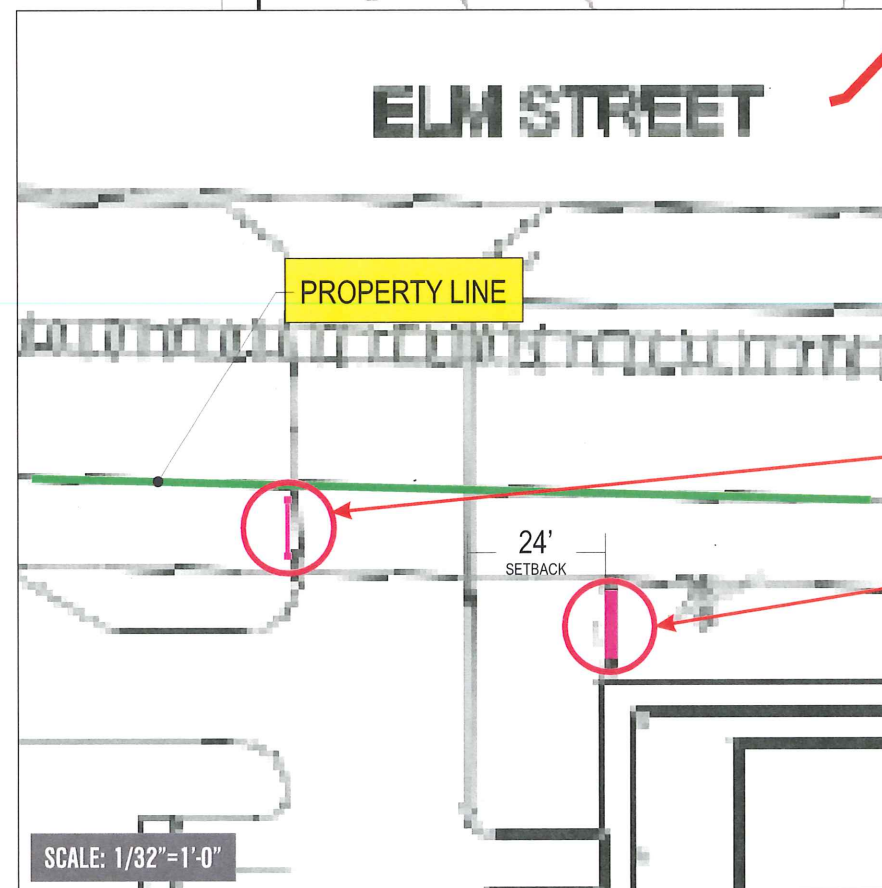
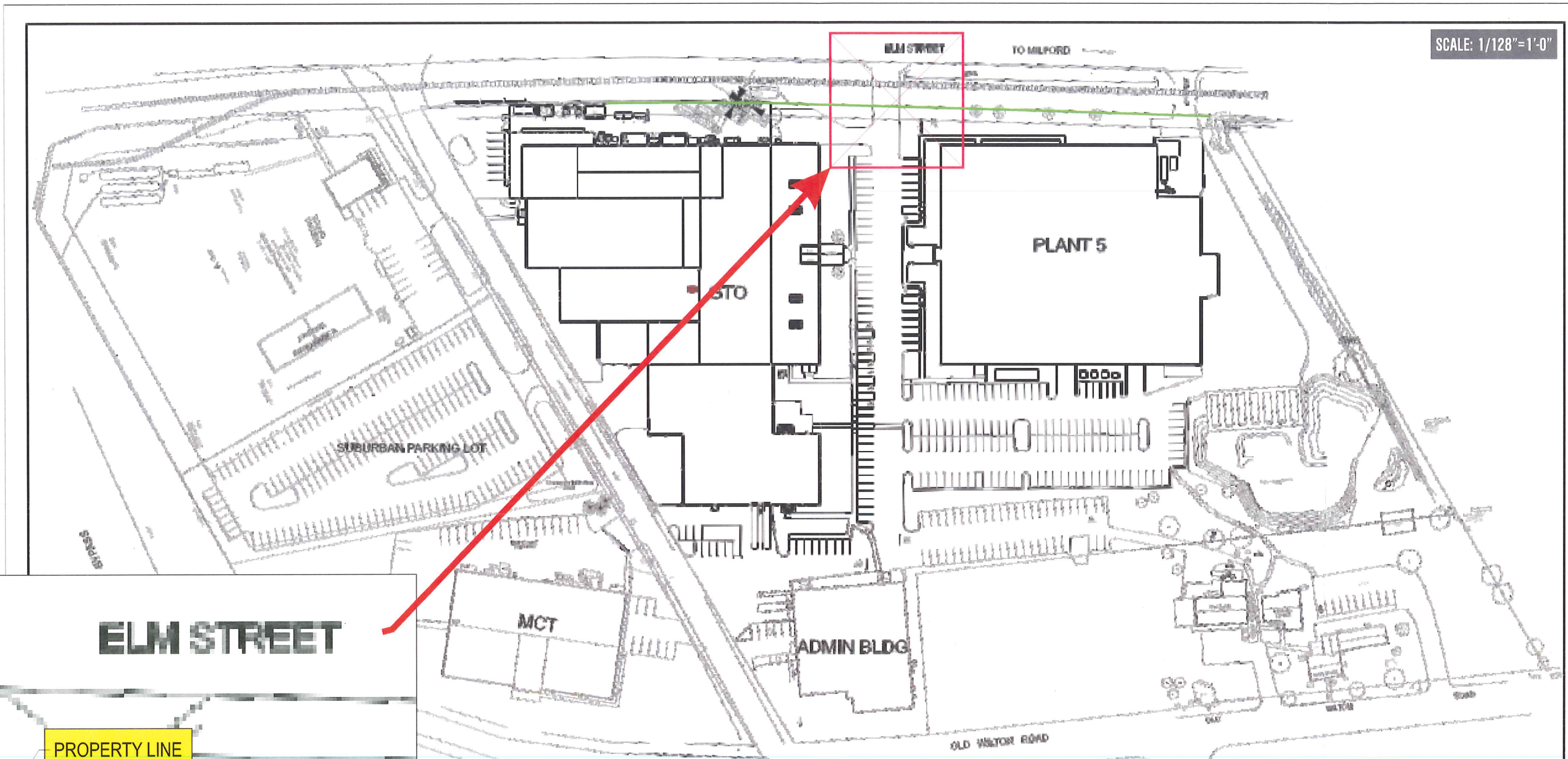
PROJECT APPROVAL

Client: Date:
Design: CJB Date: 04/08/00
Sales: Date:
Updating: Date:
Production: Date:

HITCHINER MANUFACTURING CO.
594 ELM STREET
MILFORD, NH 03055
11/15/2021
DESIGNER: CB
SALES REP: BARN
PM: DC

ITEM
SITEPLAN

SHEET 2.0



SCALE: 1/32"=1'-0"

24'
SETBACK



EXISTING SIGN (5' X 11'-4" = 56.67 SQ. FT.)

SCALE: 3/16"=1'-0"

PROPOSED SIGN (16.1 + 40 + 5.33 = 61.43 TOTAL SQUARE FEET)

SCALE: 3/16"=1'-0"

DATE	11/15/21	SCALE	3/16"=1'-0"
PROJECT	HITCHINER MANUFACTURING CO., INC.		
DRAWN BY			
CHECKED BY			
APPROVED BY			
TITLE	ELM ST. SITE PLAN		

0'-0" SETBACK



Sign Permit/Application
MILFORD ZONING AND COMMUNITY DEVELOPMENT

If additional signs are being proposed, please copy this page and include as a part of this application.

Application # _____

SIGN #1 INFORMATION	CODE OFFICER COMMENTS
Type of sign (see category list): <u>MONUMENT</u> Sign Dimensions <u>20"</u> X <u>116"</u> Total SQ FT: <u>16.1</u> Overall Height: <u>10'10"</u> Changeable Copy /PNS/Electronic Messaging: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Illumination: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Copy Area <u>60"</u> x <u>96"</u> SF <u>40</u> % of Total Sign <u>70</u> Distance from Property Line /Abutting Street: <u>0</u>	
<i>Calculation worksheet: See ordinance for factors that determine maximum area of proposed sign.</i> Storefront Measurement _____ Multiplier _____ Max Area Allowed: _____	Building Permit Yes/No Engineering Yes/No Electrical Permit Yes/No
SIGN #2 INFORMATION	CODE OFFICER COMMENTS
Type of sign (see category list): _____ Sign Dimensions _____ X _____ Total SQ FT: _____ Overall Height: _____ Changeable Copy /PNS/Electronic Messaging: Yes ___ No ___ Illumination: Yes ___ No ___ Copy Area _____ x _____ SF _____ % of Total Sign _____ Distance from Property Line /Abutting Street: _____	
<i>Calculation worksheet: See ordinance for factors that determine maximum area of proposed sign.</i> Storefront Measurement _____ Multiplier _____ Max Area Allowed: _____	Building Permit Yes/No Engineering Yes/No Electrical Permit Yes/No
SIGN #3 INFORMATION	CODE OFFICER COMMENTS
Type of sign (see category list): _____ Sign Dimensions _____ X _____ Total SQ FT: _____ Overall Height: _____ Changeable Copy /PNS/Electronic Messaging: Yes ___ No ___ Illumination: Yes ___ No ___ Copy Area _____ x _____ SF _____ % of Total Sign _____ Distance from Property Line /Abutting Street: _____	
<i>Calculation worksheet: See ordinance for factors that determine maximum area of proposed sign.</i> Storefront Measurement _____ Multiplier _____ Max Area Allowed: _____	Building Permit Yes/No Engineering Yes/No Electrical Permit Yes/No
SIGN #4 INFORMATION	CODE OFFICER COMMENTS
Type of sign (see category list): _____ Sign Dimensions _____ X _____ Total SQ FT: _____ Overall Height: _____ Changeable Copy /PNS/Electronic Messaging: Yes ___ No ___ Illumination: Yes ___ No ___ Copy Area _____ x _____ SF _____ % of Total Sign _____ Distance from Property Line /Abutting Street: _____	
<i>Calculation worksheet: See ordinance for factors that determine maximum area of proposed sign.</i> Storefront Measurement _____ Multiplier _____ Max Area Allowed: _____	Building Permit Yes/No Engineering Yes/No Electrical Permit Yes/No



Sign Permit/Application

MILFORD ZONING AND COMMUNITY DEVELOPMENT

LOCATION OF SIGNAGE

Street Address: 594 ELM ST

Tax Map / Parcel #: 013-006

New Sign(s)

Replacement Sign(s)

Zoning District: I

Overlay District:

SIGN PERMIT FEES

Fees will be waived for the following signs:

- Change of copy only when no expansion of copy area is proposed
- Copy area panels when no structural or electrical alterations are being proposed
- Event signs
- Short Term Temporary signs
- Portable Signs

The \$50 application fee will be assessed for each of the following:

- New signs
- Structural and electrical alterations/changes to existing signs
- Expansion of the copy area as permitted by the ordinance
- Long Term Temporary Signs

For multiple signs, please fill out the form on the back telling us about each sign being applied for. A single application fee will be assessed and a single permit will be issued for the project sign bundle. Sign bundles may not be amended after 30 days of issuance.

*If a building permit is required, no sign permit will be issued until the building permit has been issued.

APPLICANT BARLO SIGNS JENN ROBICHAUD

Business Name: BARLO SIGNS JENN ROBICHAUD

Contact Name: JENN ROBICHAUD

Address: 158 GREELEY ST

City/State/Zip: HUDSON NH 03051

Phone: (603) 966 6078

Email: jenn@barlosigns.com

Cell: ()

***PROPERTY OWNER WRITTEN AUTHORIZATION ATTACHED**

Name: HITCHINER

Address: 594 ELM ST


City/State/Zip: MILFORD NH 03055

Phone: (603) 732 1434 (JILLIAN SMITH)

Email:

Cell: ()

The undersigned property owner(s) hereby authorize(s) the filing of this application and agree to comply with all code requirements applicable to this application.

 BARLO SIGNS, JENN ROBICHAUD

WRITTEN AUTHORIZATION ATTACHED

04 11 2022

Property Owner's signature is required for ALL sign permits

Date:

Application # _____

SIGN TYPE

- On Premise
- Off Premise
- Event

*ARTWORK MUST BE SUBMITTED
See last page for instructions.

SIGN CATEGORY

- Awning/Canopy/Marquee/
- Projecting/Suspended
- Electronic Message Center
- Directional
- Monument/Free Standing/Pole
- Wall/Fascia
- Portable
- Short-term Temporary
- Long-term Temporary

SIGN PERMIT FEES DUE:

Application Fee: \$50.00

Amount received: _____

Date Received: _____

Check _____ Cash _____

PERMIT # _____

ISSUE DATE: _____

ZONING/BUILDING CODE OFFICIAL SIGNATURE

SIGN REGULATIONS CAN BE FOUND ONLINE AT:
WWW.MILFORD.NH.GOV

MILFORD ZONING ORDINANCE,
ARTICLE VII SECTION 7.06



Sign Permit/Application

MILFORD ZONING AND COMMUNITY DEVELOPMENT

Application # _____

REQUIRED ARTWORK INSTRUCTIONS

All Sign Permit Applications must include:

1. A photo of existing signage if there is any;
2. An illustration of the proposed sign(s), drawn to scale, that includes the following information:
 - a. The total area of the proposed sign(s) in square feet;
 - b. The proposed support structure for the proposed sign(s);
 - c. The proposed sign structure height;
 - d. The setback(s) of the proposed sign(s);
 - e. The location(s) of the proposed sign(s);
 - f. The relationship of the proposed sign(s) to the property on which the proposed sign(s) is to be located and/or the buildings thereon;
 - g. A photograph of existing signage, including dimensions drawn onto the photograph; provided, however, for multi-unit properties, condominiums and the like, the applicant need only submit a photograph detailing existing signage for the Applicant's particular unit;
 - h. The material from which the proposed sign(s) is to be constructed;
 - i. Design information such as illumination, animation, function and other essential characteristics of the proposed sign(s).

Please see section 7.06.5 of the Milford Zoning Ordinance for additional information about the application and approval process.

LANDLORD AUTHORIZATION
FOR PERMIT(S), VARIANCE(S), HEARING(S)
< MUST BE SIGNED BY LANDLORD OR OWNER OF THE PROPERTY
ON WHICH SIGNAGE IS BEING INSTALLED >

This document verifies that you are authorizing BARLO SIGNS to install signage on your property pursuant to the attached drawings as well as authorizing BARLO SIGNS to secure all related permits required by the local municipalities.

Barlo Signs cannot apply for permits or hearings until we receive the LANDLORD or PROPERTY OWNER'S authorization to do so.

I hereby authorize an Authorized Representative of Barlo Signs of Hudson, N.H., to APPLY FOR SIGN PERMITS for this site and to APPEAR BEFORE THE PLANNING BOARD and/or SIGN REVIEW BOARD and/or the ZBA for this site.

I hereby authorize BARLO SIGNS to install signage on my property exactly as shown in drawing # 211108750_1 Dated: 11/15/21

Sign location address: 594 Elm St, Milford, NH 03055

Property Owner's Signature: Jillian Smith

Printed Name: Jillian Smith

Company Name: Hitchiner Mfg.

Address: 594 Elm St.

Milford, NH 03055

Phone number: 603-732-1434

Date Signed: 02/18/2022

We cannot apply for permits or hearings until we receive your authorization. Thank you!

Reference JOB NAME: Hitchiner Job #: 20800

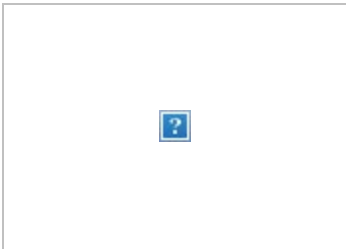
From: [Rodrigues, Anthony](#)
To: [Lincoln Daley](#)
Cc: [Morison IV, John H.](#); [Smith, Jillian](#)
Subject: Hitchiner digital sign - Case #2022-11
Date: Wednesday, June 1, 2022 5:57:54 PM
Attachments: [image001.png](#)

Good afternoon Lincoln. Upon further internal review, Hitchiner would like to withdraw without prejudice the variance to have a second sign at our Elm street driveway entrance.

Our plan is to install a new digital sign at the Elm street driveway, and relocate the existing sign to our Old Wilton entrance. We will have material ready to review this change at the upcoming ZBA meeting. If this message is unclear, please let me know prior to the ZBA meeting.

Thank you,

Anthony Rodrigues
Director, Facilities & Engineering Projects
Hitchiner Manufacturing Co., Inc.
603-732-1527 (o)
603-732-3059 (m)
anthony_rodrigues@hitchiner.com



www.hitchiner.com

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