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 #2022-12 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 an electronic

messaging sign to exceed the permitted square foot area.

Barlo Signs and Hitchiner Manufacturing Company, Inc. are before the Board seeking a Variance 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. 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 Surburban 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 an electronic messaging sign (monument sign) on the subject property at the primary entrance on Elm Street. The proposed electronic messaging center sign will be 10'4" x 10'10" (61.43 total square feet) and located approximately 55 feet from the existing monument sign diagonally across the main driveway on Elm Street. The electronic messaging center portion of the proposed sign is 40 square feet (5' x 8') and comprises approximately 65% of the total sign area. Please refer to application for details, specifications, and location.
- 3. Pursunt to Article VII, Section 7.06.8.B.2.a, an electronic messaging center sign may not exceed 50% of the total of the sign area or twenty-four (24) square feet, whichever is smaller. The remaining 50% shall not include blank area that would be seen as a border, frame or otherwise non-sign area. A Variance is required to allow



the proposed electronic messaging sign to exceed percentage or maximum square foot area permitted in the Industrial District.

The Applicants have filed a concurrent 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. (See Case #2022-11)

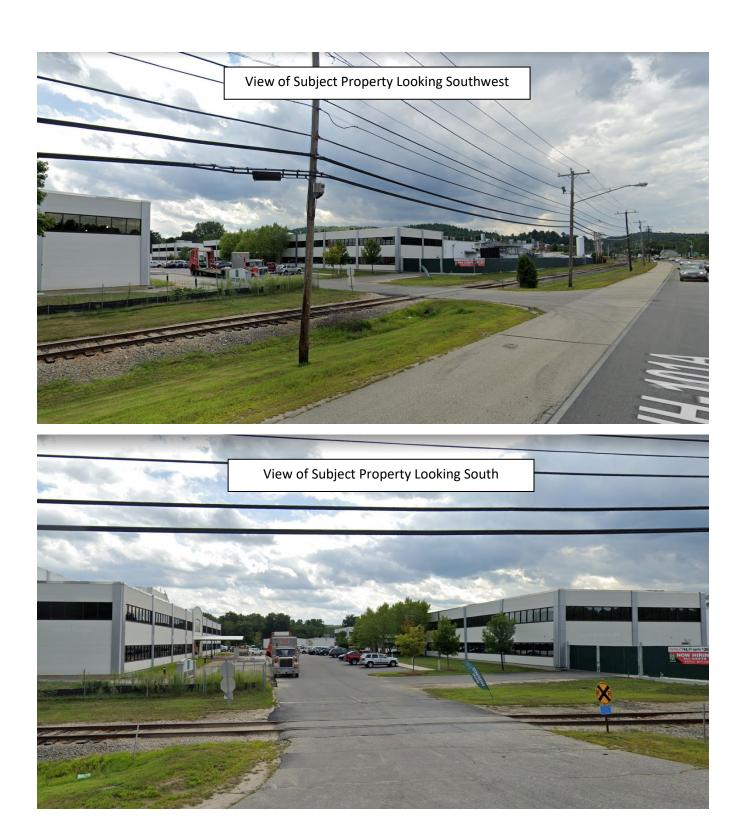
4. The Applicants should be prepared to further discuss the alternatives considered and the reasons/rationale for seeking a larger electronic messaging sign and location of said sign on the industrial campus property.

Aerial Photo(s) of Subject Property:





Street Photo(s) of Subject Property:







ZBA Application

MILFORD ZONING BOARD OF ADJUSTMENT

GENERAL PROPERTY INFORMATION FOR ALL APPLICATIONS

PROPERTY INFORMATION		
Street Address: 586 EIM		
Tax Map / Parcel #: 013-006-00 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 manifactoring coinc Address: 594 Elmst City/State/Zip: Milfird NH 03055		
Address: 594 Elmst		
City/State/Zip: MIJFird 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: Barw Signs		
Address: 158 Greeley st		
City/State/Zip: flues - NH 03.51		
Email: Jenn @ barlosighs, Com		
Address: 168 Greeley st City/State/Zip: flues ~ NH 03051 Email: Jenn @ harlosighs, CIN 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. Barto Sign's Jeffethichord of 21/2022 Property Owner's signature Authorization at the second of the		

Hearing Date:5_	110175
Decision Date:	6-2-22
Decision:	4 0 05
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Zoning District (che	еск опеј:
Residence A	
	Residence R
☐ Commercial	
☐ Limited Commer	rcial
■ Industrial	
☐ Integrated Comm	
☐ Integrated Com	mercial-Industrial-2
Overlay District (d	hack any that apply):
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Application Fee:	\$75.00
Abutters Fee: \$48 428	0 42.80
Amount received: 10)	117.80
Date Received:	CK #5157
Check 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.



Street Address: 586 ELM ST Tax Map / Parcel #:013-006-000-000 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. What section of the Zoning Ordinance are you asking to be varied? Article 7.06 Section 206.7 (0)(2) 7.063A.2017.06.1E.e.11 Describe the variance you are requesting under the above section of the Ordinance. TO ALLOW THE INSTALLATION OF (1) INTERNALLY ILLUMINATED GROUND SIGN WITH EMC PANEL GREATER THAN 24 SF/50%, AT ZERO SETBACK, WHERE A GROUND SIGN ALREADY EXISTS.

Date Received:
Case Number: 2022-07 A
Application #:
Date Complete:
Hearing Date:
Decision Date:
Decision:

TOWN OF MILFORD RECEIVED

APR 2 1 2022

PB___ZBA__Office____

General Criteria Section 10.01

Explain how the proposal meets the following conditions per New Hampshire RSA 674:33.1

- 1. Granting the Variance would not be contrary to the public interest because: PROPOSED SIGN IS TO SCALE WITH ITS ENVIRONMENT AND OFFERS DIRECTION TO THE WAY-FINDING PUBLIC AND PROPER, MODERN IDENTIFICATION FOR HITCHINER.
- 2. If the Variance were granted, the spirit of the ordinance would be observed because: PROPOSED SIGN EFFECTIVELY COMMUNICATES, AIDS ECONOMIC GROWTH; ADDRESSES NEW TECHNOLOGY; DOES NOT ADVERSELY AFFECT ITS SURROUNDINGS.
- 3. Granting the Variance would do substantial justice because: PROPOSED SIGN WOULD ALLOW FOR HITCHINER TO COMPLETE THE SUBSTANTIAL IMPROVEMENTS THEY HAVE MADE AT THIS AND NEIGHBORING MANUFACTURING FACILITIES WHILE OFFERING THE PUBLIC AN AESTHETICALLY PLEASING SIGN IMPROVEMENT.
- 4. Granting the Variance would not diminish the value of surrounding properties because: SURROUNDING PROPERTIES ARE ENTIRELY COMMERCIAL/INDUSTRIAL/IN LINE WITH OUR PROPOSED IMPROVEMENT.
 - 5. 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. WHILE THE SIGN IS SETBACK AT ZERO' FROM THE PROPERTLY LINE, A ROW EXISTS THAT PUT!
THIS SIGN BACK A SUBSTANTIAL DISTANCE. ALLOWING FOR A LARGER ELECTRONIC SIGN WILL ALLOW THE
WAYFINDING PUBLIC SIGN SIZE THAT IS EASIER TO READ AND IDENTIFYS THE IMPORTANT MESSAGES
HITCHINER IS ATTEMPTING TO SHARE WITH THE PUBLIC. A UNIVERSAL MAXIMUM FOR ELECTRONIC MESSAGE
BOARDS IS NOT BASED ON ANY PROPERTY'S EXISTING SITE CONDITIONS. THIS HITCHINER PARCEL CAN
SUPPORT MULTIPLE GROUND SIGNS AND A LARGER ELECTRONIC MESSAGE BOARD, VISUALLY.

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 :

A CODE WHICH DOES NOT ALLOW FOR LARGER SIGNS FOR LARGE SCALE PROPERTIES, OR WHICH ASSIGNES A MINIMUM ELECTRONIC MESSAGE BOARD SIZE WITHOUT CONSIDERATION OF SITE LINE DISTANCES, SETBACKS OF BUILDING, BUSINESS SURROUNDINGS, UNFAIRLY RESTRICTS HITCHINER'S ABILITY TO IDENTIFY THEIR UNIQUE PARCEL.

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ii. The proposed use is a reasonable one because:

THE PROPOSED SIGN WILL BE IN KEEPING WITH THE IMAGE HITCHINER HAS BEEN PRESENTING WITH IMPROVEMENTS TO THEIR PROPERTIES AND RECENT UPGRADES TO OTHER BUSINESS SIGNS. PROPOSED SIGNAGE IS A UNIQUE UPGRADE FOR A SIGNIFIGANT BUSINESS- PROPOSED SIGN REFLECTS THIS BUSINESS' GROWTH AND STRENGTH AND IS A POSITIVE REFLECTION OF SAME.

(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) Not withstanding 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.

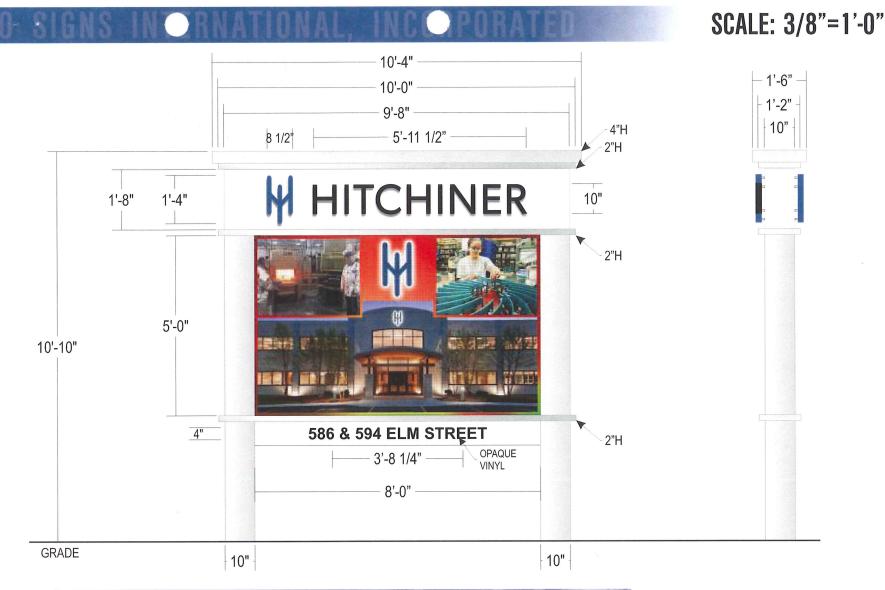
- A. A plan of the property and all buildings, drawn to scale, is required.
- B. A Building Permit Application as needed (to be determined by the building official.)
- C. Additional explanations, justification, abutters' statements, letters, etc.



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

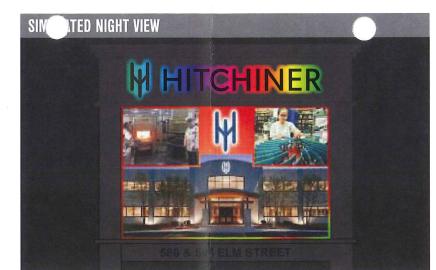
Application #	 	

SIGN #1 INFORMATION	CODE OFFICER COMMENTS
Type of sign (see category list): MONUMENT	
Sign Dimensions 20" X 96" Total SQ FT: 40 56.1 Overall Height: 10'10"	
Changeable Copy /PNS/Electronic Messaging: Yes X No Illumination: Yes X No	
Copy Area x 96" SF % of Total Sign 70	
Distance from Property Line /Abutting Street:0	
Calculation worksheet: See ordinance for factors that determine maximum area of proposed sign. 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 Areax SF % of Total Sign	
Distance from Property Line /Abutting Street:	
Calculation worksheet: See ordinance for factors that determine maximum area of proposed sign.	Building Permit Yes/No Engineering Yes/No
Storefront Measurement Multiplier Max Area Allowed:	Electrical Permit Yes/No
SIGN #3 INFORMATION	CODE OFFICER COMMENTS
Type of sign (see category list):	
Type of sign (see category list):	
Type of sign (see category list): Sign Dimensions X Total SQ FT: Overall Height:	
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:	
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	Building Permit Yes/No Engineering Yes/No
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:	
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: Calculation worksheet: See ordinance for factors that determine maximum area of proposed sign.	Engineering Yes/No
Type of sign (see category list):	Engineering Yes/No Electrical Permit Yes/No
Type of sign (see category list):	Engineering Yes/No Electrical Permit Yes/No
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Type of sign (see category list):	Engineering Yes/No Electrical Permit Yes/No
Type of sign (see category list):	Engineering Yes/No Electrical Permit Yes/No CODE OFFICER COMMENTS
Type of sign (see category list):	Engineering Yes/No Electrical Permit Yes/No





20" X 116" = 16.1 SQ. FT. 60" X 96" = 40 SQ. FT. 8" X 96" 586 & 594 ELM STREET = 5.33 SQ. FT. 16.1 + 40 + 5.33 = 61.43 TOTAL SQUARE FEET



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

CODE ALLOWANCE: N/A EXISTING

VARIANCE REQUIRED: N/A

Site electrical

ELECTRICAL WORK BY:
BARLO
OTHERS

New \square Existing ___

CIRCUITS REQ: __

CIRCUITS REO: 1 AMPS: 20 VOLTS: 120

UL REQ: ■ YES □ NO LOCATION: ■ WET □ DAMP □ DRY SERVICE SWITCH: ■ 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

Date: 04/08/00 Updating:

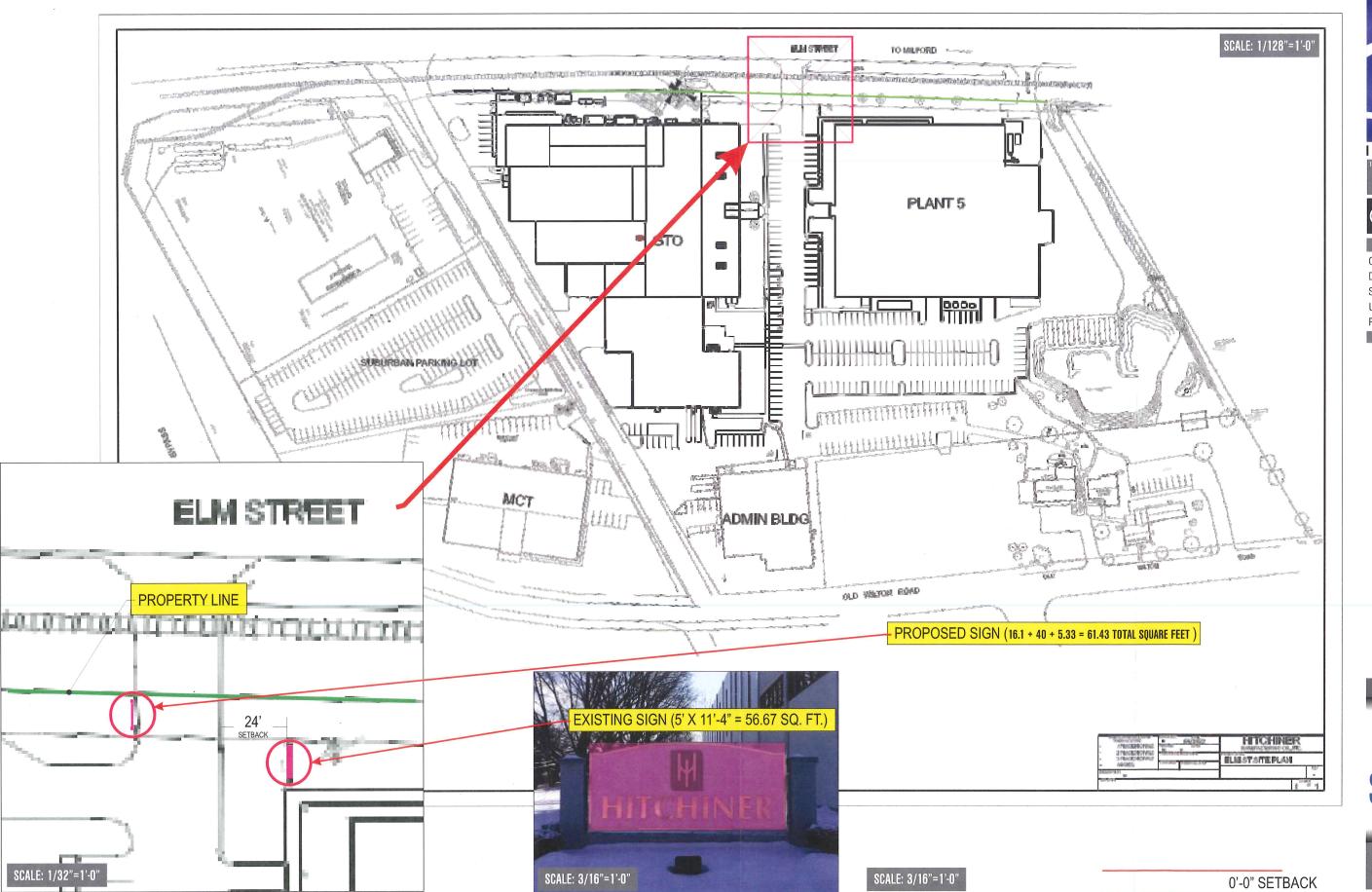
Production: Date:

DESIGNER: CB Sales Rep: Barn PM: DC

HITCHINER MANUFACTURING. 594 ELM STREET MILFORD, NH 03055

ITEM

SHEET



INTERNATIONAL

Design:

Date:

HITCHINER MANUFACTURING. CO

DESIGNER: CB SALES REP: BARN PM: DC

594 ELM STREET MILFORD, NH 03055

11/15/2021

ITEM **SITEPLAN**

SHEET 2.0



Sign Permit/Application MILFORD ZONING AND COMMUNITY DEVELOPMENT

Mr Securitaria				
LOCATION OF SIGNAGE				
Street Address: 594 ELM ST			Application #	
Tax Map / Parcel #:013-006	⊠ New Sign(s)	☐ Replacement Sign(s)		
Zoning District:	Overlay District	::	SIGN TYPE	
. SIGN PER	MIT FEES			
Fees will be waived for the following signs:	The \$50 application fee will be assessed for each of the following:		☐ Off Premise	
 Change of copy only when no expansion of copy area is proposed 	New signs		☐ Event	
 Copy area panels when no structural or electrical alterations are being proposed Event signs 	Structural and electrical alterations/changes to existing signs Expansion of the copy area as permitted by the ordinance		*ARTWORK MUST BE SUBMITTED See last page for instructions.	
Short Term Temporary signs	Long Term Te	mporary Signs	SIGN CATEGORY	
Portable Signs		-	☐ Awning/Canopy/Marquee/	
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.			 □ Projecting/Suspended ☑ Electronic Message Center □ Directional 	
APPLICANT BARLO SIGNS JENN ROB	ICHAUD	we l	Monument/Free Standing/Pole	
Business Name: BARLO SIGNS JENN R	OBICHAUD		☐ Wall/Fascia	
Contact Name: JENN ROBICHAUD			□ Portable	
Address: 158 GREELEY ST		☐ Short-term Temporary		
City/State/Zip: HUDSON NH 03051		☐ Long-term Temporary		
Phone: (603) 966 6078				
Email: jenn@barlosigns.com Cell: ()			SIGN PERMIT FEES DUE:	
*PROPERTY OWNER WRITTEN AUTHO	ORIZATION ATT	ATCHED	Application Fee: \$50.00	
Name: HITCHINER			Amount received:	
Address: 594 ELM ST			Date Received:	
City/State/Zip:MILFORD NH 03055			Check Cash	
Phone: (603) 732 1434 (JILLIAN SMITH)			PERMIT #	
Email:	nail: Cell: () ISSUE DATE:		ISSUE DATE:	
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		ZONING/BUILDING CODE OFFICIAL SIGNATURE SIGN REGULATIONS CAN BE FOUND ONLINE AT:		
WRITTEN AUTHORIZATION ATTATCHED 04 11 2022 WWW.MILFORD.NH.GOV				
Property Owner's signature is required for ALL sign permits Date:			Milford zoning ordinance, article VII section 7.06	



REQUIRED ARTWORK INSTRUCTIONS

Application #	 	

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 <u>an Authorized Representative of Barlo Signs</u> of Hudson, N.H., to <u>APPLY FOR SIGN PERMITS</u> for this site and to <u>APPEAR BEFORE THE</u> <u>PLANNING BOARD and/or SIGN REVIEW BOARD and/or the ZBA</u> for this site.			
in drawing #211108750_1	SIGNS to install signage on my property exactly as shown Dated: 11/15/21		
Sign location address: 594 Elm	St, Milford, NH 03055		
Property Owner's Signature: Printed Name: Company Name: Address:	Jellian Smith Hitchiner Mfg. 594 Elm St. Milford, NH 03055		
Phone number: Date Signed:	003-732-1434		
We cannot apply for permits o	r hearings until we receive your authorization. Thank you!		
Reference JOB NAME: Hitchiner	Job #:		