

**Planning Board**  
**December 14, 2017**  
**7:30 pm**

Members present: Barry Hantman, David Cogswell, Jim Castine, Roger Whitehouse, Scott Borucki-Selectmen's rep.

Excused members: Chip Current, Chris Smith

Others Present: Carsten Springer, Dave Knight

Minutes:

Roger made and Jim seconded a **motion to approve the November 9, 2017 minutes as written**. Barry mentioned there was some unfortunate language used regarding the Sandown Road discussion. Barry explained that this Board does not approve or disapprove a proposal based on the economic status of anyone and that it has nothing to do with the ordinances in town. The motion **passed** unanimously.

Correspondence:

- From Charlie Zilch dated December 14-a request to extend the public hearing for the Sullivan subdivision. David made and Jim seconded a **motion to grant the extension to March 22, 2018**. The motion **passed** unanimously.
- From PointsNorth dated December 4-a request to extend the discussion of the Sandown Road proposal so they can explore the option of a 55+ community. It was agreed to discuss this at the January 11, 2018 meeting.
- From Sumner Kalman, stating they do not need to meet with the Board tonight

Master Plan public hearing

Section 1 was reviewed. The date in the header will be changed to 2017. The notation that the update is based on 2004 will remain as 2004. David made and Scott seconded a **motion to close the public hearing**. The motion **passed** unanimously. David made and Jim seconded a **motion to accept the changes as suggested**. The motion **passed** unanimously.

The Community Facilities section was reviewed. This section deals mostly with the operation of the town of Danville and the information should be updated. David made and Roger seconded a **motion to close the public hearing**. The motion **passed** unanimously. David made and Jim seconded a **motion to accept the changes as suggested**. The motion **passed** unanimously.

The Historical Resources chapter was reviewed. With extensive research conducted by the Heritage Commission, this chapter was rewritten. There was a short discussion about the Squamscot River being called the Exeter River. The words "currently known as the Exeter River" will be added in parentheses after this reference. David made and Jim seconded **motion to close the public hearing**. The motion **passed** unanimously. David made and Jim seconded a **motion to accept the changes as suggested**. The motion **passed** unanimously.

Capital Improvements was discussed. Dave Knight said it was good to see information regarding Timberlane. David made and Roger seconded **motion to close the public hearing**. The motion **passed** unanimously. Roger made and David seconded a **motion to accept the changes as suggested**. The motion **passed** unanimously.

Zoning Ordinance Warrant Articles

The Board discussed the following amendments to the Zoning Ordinance.

## Intent of Hazardous Materials Restriction

1. To see if the town of Danville will vote to modify Article IV.B.3.g of the Danville Zoning Ordinance to clarify the intent of the hazardous materials restriction in the Danville Village District. Specifically, this would modify Article IV.B.3.g to read:

- g. No materials defined as hazardous under 49 USC 5103 will be used or stored on the premises in association with any commercial enterprise in quantities greater than that found in the following table: (660 gallons combustible liquid allowed in closed system)

Material	Class	Storage			Use - Closed Systems			Use - Open Systems	
		Solid pounds (cubic feet)	Liquid gallons (pounds)	Gas (cubic feet at NTP)	Solid pounds (cubic feet)	Liquid gallons (pounds)	Gas (cubic feet at NTP)	Solid pounds (cubic feet)	Liquid gallons (pounds)
Combustible Liquid	II	N/A	120	N/A	N/A	120	N/A	N/A	30
	IIIA	N/A	330	N/A	N/A	330	N/A	N/A	80
	IIIB	N/A	13,200	N/A	N/A	13,200	N/A	N/A	3,300
Combustible fiber	Loose	{100}	N/A	N/A	{100}	N/A	N/A	{20}	N/A
	Baled	{1000}	N/A	N/A	{1000}	N/A	N/A	{200}	N/A
Consumer Fireworks (Class C, Common)	1.4G	125	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cryogenics, Flammable	N/A	N/A	45	N/A	N/A	45	N/A	N/A	10
Cryogenics, oxidizing	N/A		45	N/A	N/A	45	N/A	N/A	10
Explosives	Division 1.1	1	{1}	N/A	0.25	{0.25}	N/A	0.25	{0.25}
	Division 1.2	1	{1}	N/A	0.25	{0.25}	N/A	0.25	{0.25}
	Division 1.3	5	{5}	N/A	1	{1}	N/A	1	{1}
	Division 1.4	50	{50}	N/A	50	{50}	N/A	N/A	N/A
	Division 1.4G	125	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Division 1.5	1	{1}	N/A	0.25	{0.25}	N/A	0.25	{0.25}
	Division 1.6	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Flammable gas	Gaseous	N/A	N/A	1,000	N/A	N/A	1,000	N/A	N/A
	Liquefied	N/A	30	N/A	N/A	30	N/A	N/A	N/A
Flammable liquid	1A	N/A	30	N/A	N/A	30	N/A	N/A	10
	1B and 1C	N/A	120	N/A	N/A	120	N/A	N/A	30
Combination flammable liquid (1A, 1B, 1C)	N/A	N/A	120	N/A	N/A	120	N/A	N/A	30
Flammable solid	N/A	125	N/A	N/A	125	N/A	N/A	25	
Organic peroxide	Unclassified	1	{1}	N/A	0.25	{0.25}	N/A	0.25	{0.25}
	Detonable	5	{5}	N/A	1	{1}	N/A	1	{1}
	I	50	{50}	N/A	50	{50}	N/A	10	{10}
	II	125	{125}	N/A	125	{125}	N/A	25	{25}
	III	Not Limited	Not Limited	N/A	Not Limited	Not Limited	N/A	Not Limited	Not Limited
	IV	Not Limited	Not Limited	N/A	Not Limited	Not Limited	N/A	Not Limited	Not Limited
Oxidizer	4	1	{1}	N/A	0.25	{0.25}	N/A	0.25	{0.25}
	3	10	{10}	N/A	2	{2}	N/A	25	{2}
	2	250	{250}	N/A	250	{250}	N/A	50	{50}
	1	4,000	{4,000}	N/A	4,000	{4,000}	N/A	1,000	{1,000}
Oxidizing gas	Gaseous	N/A	N/A	1,500	N/A	N/A	1,500	N/A	N/A
	Liquefied	N/A	15	N/A	N/A	15	N/A	N/A	N/A
Pyrophoric material	N/A	4	{4}	50	1	{1}	10	0	0
Unstable (reactive)	4	1	{1}	10	0.25	{0.25}	2	0.25	{0.25}
	3	5	{5}	50	1	{1}	10	1	{1}
	2	50	{50}	250	50	{50}	250	10	{10}
	1	Not Limited	Not Limited	Not Limited	Not Limited	Not Limited	Not Limited	Not Limited	Not Limited
Water reactive	3	5	{5}	N/A	5	{5}	N/A	1	{1}
	2	50	{50}	N/A	50	{50}	N/A	10	{10}
	1	Not Limited	Not Limited	N/A	Not Limited	Not Limited	N/A	Not Limited	Not Limited

There was a discussion about the amount allowed for combustible liquids. Definitions were reviewed and it was agreed to increase the amount of combustible liquid allowed in a closed system to 660 gallons. David made and Jim seconded **motion to close the public hearing**. The motion **passed** unanimously. David made and Roger seconded **motion to put this amendment on the town warrant for vote**. The motion **passed** unanimously. David made and Roger seconded a **motion to add the words "recommended by the Planning Board with a 5-0 vote"**. The motion **passed** unanimously.

## Lot 2-74 Description

2. *To see if the town of Danville will vote to amend the Danville Zoning Ordinance Article III.E. to change the description of lot 2-74 to read:*  
descendants, town dignitaries and officials dating to 1817.

It was agreed to amend this to read: To see if the town of Danville will vote to amend the Danville Zoning Ordinance Article III.E to change the date in the description of lot 2-72 to “1817.” David made and Jim seconded **motion to close the public hearing**. The motion **passed** unanimously. David made and Jim seconded **motion to put this amendment on to a second public hearing on January 11, 2018**. The motion **passed** unanimously.

#### Amend Zoning Map

3. *To see if the town of Danville will vote to update the Official Zoning Map, Town of Danville to include lot 4-3-1 in the Manufactured Housing Zone. This lot was inadvertently omitted from the 2017 warrant article which specified the lots in this Zone.*

David made and Jim seconded **motion to close the public hearing**. The motion **passed** unanimously. David made and Jim seconded a **motion to put this amendment on the town warrant for vote**. The motion **passed** unanimously. David made and Jim seconded a **motion to add the words “recommended by the Planning Board with a 5-0 vote**. The motion **passed** unanimously.

The Board reviewed the amendment to the hazardous waste storage warrant article and it was agreed that the substantive amendment should be discussed at a second public hearing. The prior motion was revoked and David made and Jim seconded **motion to put this amendment on to a second public hearing on January 11, 2018**. The motion **passed** unanimously.

#### Remove Setback Restrictions of Abutting Septic Systems

4. *To see if the town of Danville will vote to amend the Danville Zoning Ordinance Article VII.C.1. to remove the setback restrictions of septic systems from dwellings other than to that which it serves. Specifically, to read:*  
No cesspools, septic tank or sewerage disposal area shall be constructed or maintained less than seventy-five feet (75') from the edge of a public water body or from a well.

David made and Roger seconded **motion to close the public hearing**. The motion **passed** unanimously. David made and Roger seconded a **motion to put this amendment on the town warrant for vote**. The motion **passed** unanimously. David made and Roger seconded a **motion to add the words “recommended by the Planning Board with a 5-0 vote**. The motion **passed** unanimously.

#### Specify Boundary of Residential Zone

5. *To see if the town of Danville will vote to amend the Danville Zoning Ordinance to add paragraph III.F to specifically specify the boundary of the Residential zone. Specifically, this would add section III.F as follows:*
  - F. Residential/Agricultural  
The location of said district is defined to be all areas of the town not contained in the other districts/zones defined in this article.

David made and Roger seconded **motion to close the public hearing**. The motion **passed** unanimously. David made and Roger seconded a **motion to put this amendment on the town warrant for vote**. The motion **passed** unanimously. David made and Roger seconded a **motion to add the words “recommended by the Planning Board with a 5-0 vote**. The motion **passed** unanimously.

#### Sign Ordinance

The Board discussed the previously proposed revisions to the sign ordinance. A typo was corrected in the proposed section 8.e and a section 9.e was added, making the proposed warrant article to read:

6. *To see if the town of Danville will vote to amend the Danville Zoning Ordinance to update the signage allowed in the Danville Village District and the Highway Commercial Light Industrial Zone, to increase the permitted size and type of signage to help promote business development. Specifically, this would modify Article VII.D.4 and VII.D.8 and add VII.D.9 to read:*
4. Electronic signs of any type shall be prohibited throughout the Town of Danville, except in the Highway Commercial Light Industrial Zone. This prohibition includes, but is not limited to: moving, fluttering, or flashing signage.
  8. Within the Danville Village District, the following provisions shall apply;
    - a. Except as noted elsewhere in this Ordinance, no sign or groups of signs shall exceed thirty-two square feet (32 ft<sup>2</sup>). One such sign shall be permitted per commercial and/or retail unit. Except as noted elsewhere in this Ordinance, no other signage shall be permitted.
    - b. Multiple unit commercial developments shall substitute a single sign for all units in the development instead of individual signage for each unit. This signage for the development shall not exceed twenty feet (20') in height and ten feet (10') in width, and, in no case, shall the sign exceed thirty-two square feet (32 ft<sup>2</sup>) per commercial and/or retail unit. One such sign shall be permitted for each Class I through V highway upon which the commercial/retail development has an entrance. Except as noted elsewhere in this Ordinance, no other signage shall be permitted.
    - c. Directional, regulatory and similar signage (e.g., parking, no-parking, entrance, exit, drive-through, shopping cart return) shall be permitted in unlimited quantity provided that each sign does not exceed four square foot (4 ft<sup>2</sup>) and contains no advertising. Such signage shall be permitted in addition to other signage specified in this Ordinance.
    - d. Signage that is mounted flush with the face of the commercial and/or retail building may be permitted and shall be in addition to any other signage specified in this Ordinance. The size of such signage within the Danville Village District shall not exceed twenty-five percent (25%) of the size of the face of the structure upon which the signage is placed and shall not extend beyond the face of the structure. The size of the signage shall not exceed ten square feet (10 ft<sup>2</sup>) and shall not extend beyond the face of the structure. Roof mounted signs are not permitted.
  9. Within the Highway Commercial Light Industrial Zone, the following provisions shall apply;
    - a. Signs along all roads other than NH Route 111 and Route 111-A shall be governed by the Danville Village District Sign provisions as laid out in Article VII.D.8
    - b. Except as noted elsewhere in this Ordinance, no sign or groups of signs shall exceed one hundred twenty square feet (120 ft<sup>2</sup>) and the height shall not exceed thirty-five feet (35') in height.
    - c. Directional, regulatory and similar signage (e.g., parking, no-parking, entrance, exit, drive-through, shopping cart return) shall be permitted in unlimited quantity provided that each sign does not exceed four square foot (4 ft<sup>2</sup>) and contains no advertising or as permitted by the Planning Board through site plan review. Such signage shall be permitted in addition to other signage specified in this Ordinance.

- d. Lighted and electronic signage are allowed in this district including LED, Halogen, Metal Halide, Sodium Vapor, etc, as permitted by the Planning Board through site plan review.
- e. Signage that is mounted flush with the face of the commercial and/or retail building may be permitted and shall be in addition to any other signage specified in this Ordinance. The size of such signage within the Highway Commercial and Light Industrial zone shall not exceed twenty-five percent (25%) of the size of the face of the structure upon which the signage is placed and shall not extend beyond the face of the structure.

David made and Roger seconded **motion to close the public hearing**. The motion **passed** unanimously.  
 David made and Roger seconded **motion to put this amendment on to a second public hearing on January 11, 2018**. The motion **passed** unanimously.

The Board discussed proposed amendments dealing with commercial industries in general. Carsten Springer explained that the suggested amendments were made to encourage commercial development. The following was discussed:

#### Parking in Buffer Zone

*To see if the Town of Danville will vote to amend the Danville Zoning Ordinance Article IV.C.2.f to clarify the ability to have a parking lot in the buffer zone between commercial properties. Specifically, to read:*

- f. Commercial parking areas shall be permitted adjacent to abutting properties in the Highway Commercial and Light Industrial Zone provided that access to the abutting commercial property is provided from the parking area subject to site plan review by the Planning Board.

There was a question about the buffer between residential and commercial properties. A privacy fence could be discussed during site plan review for any commercial proposal. The warrant article was changed to the following:

*To see if the Town of Danville will vote to amend the Danville Zoning Ordinance Article IV.C.2.f to clarify the ability to have a parking lot in the buffer zone between commercial properties. Specifically, to read:*

- f. Commercial parking areas shall be permitted adjacent to abutting properties in the Highway Commercial and Light Industrial Zone under the condition that access to the abutting commercial property is provided from the parking area subject to site plan review by the Planning Board. Commercial parking areas within the buffer that abut residential development shall provide for an appropriate privacy barrier as approved by the Planning Board.

David made and Scott seconded **motion to put this amendment on to a public hearing on January 11, 2018**. The motion **passed** unanimously.

#### Residential Uses in the HCLI Zone

*To see if the Town of Danville will vote to amend the Danville Zoning Ordinance Article IV.C.2.d to clarify the restrictions of residential uses in the Highway Commercial and Light Industrial Zone. Specifically, to read:*

- d. No Highway Commercial and Light Industrial Zone usage shall be combined on a lot with an existing residential use except to establish a customary home occupation under the provisions of the Residential/Agricultural Zone.



Dave Knight expressed some concern that this may kill some businesses. Scott concurred that he had some issues with this article as written but it was agreed that it at least clarifies what is currently in the Zoning Ordinance. David made and Scott seconded **motion to put this amendment on to a public hearing on January 11, 2018**. The motion **passed** unanimously.

#### HCLI Permitted Uses

The Board discussed a revision to the permitted uses within the HCLI zone. Carsten explained that this is putting the permitted uses into a logical order rather than all in one paragraph. After discussion, the final version read as follows:

*To see if the Town of Danville will vote to amend the Danville Zoning Ordinance Article IV.C.1, Permitted Uses, to clarify the permitted uses in the Highway Commercial Light Industrial Zone. Specifically, to read:*

1. Permitted Uses:
  - a. Professional offices and studios, hospitals, medical and dental offices, Continuing Care Retirement Communities (CCRC's), schools, banks and other financial institutions, personal service establishments, governmental uses, Inns, or similar uses.
  - b. Retail sales establishments, restaurants with or without drive-through windows, bakeries, cafes, fraternal organizations, funeral homes, or similar uses.
  - c. Plants for manufacture of items such as electrical, electronic, medical, dental, or optical devices, appliances, apparatus or supplies, or other precision instruments, or similar uses.
  - d. Establishments for the sale, repair, manufacture, or storage of: Furniture, plumbing, construction, marine, industrial and agricultural equipment and supplies. Shops for occupations such as (but not limited to) plumbers, electricians, woodworkers, and machinists, or similar uses.
  - e. Public garages, automotive repair shops, automotive sales agencies, automotive filling/service stations, or similar uses.
  - f. greenhouses, nurseries, animal hospitals, boarding and breeding kennels, as well as research, experimental, or testing laboratories of a non-hazardous nature, or similar uses.

Additional uses not listed may be permitted by approval of the planning board, in conjunction with a site plan review.

David made and Scott seconded **motion to put this amendment on to a public hearing on January 11, 2018**. The motion **passed** unanimously.

At 9:25pm David made and Roger seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,  
Janet Denison

Upcoming Agendas:

Thursday, January 11, 2018

7:30 pm Correspondence and minutes

**Second Public Hearing:****Intent of Hazardous Materials Restriction**

1. To see if the town of Danville will vote to modify Article IV.B.3.g of the Danville Zoning Ordinance to clarify the intent of the hazardous materials restriction in the Danville Village District. Specifically, this would modify Article IV.B.3.g to read:

- h. No materials defined as hazardous under 49 USC 5103 will be used or stored on the premises in association with any commercial enterprise in quantities greater than that found in the following table: (660 gallons combustible liquid allowed in closed system)

Material	Class	Storage			Use - Closed Systems			Use - Open Systems	
		Solid pounds (cubic feet)	Liquid gallons (pounds)	Gas (cubic feet at NTP)	Solid pounds (cubic feet)	Liquid gallons (pounds)	Gas (cubic feet at NTP)	Solid pounds (cubic feet)	Liquid gallons (pounds)
Combustible Liquid	II	N/A	120	N/A	N/A	120	N/A	N/A	30
	IIIA	N/A	330	N/A	N/A	330	N/A	N/A	80
	IIIB	N/A	13,200	N/A	N/A	13,200	N/A	N/A	3,300
Combustible fiber	Loose	{100}	N/A	N/A	{100}	N/A	N/A	{20}	N/A
	Baled	{1000}	N/A	N/A	{1000}	N/A	N/A	{200}	N/A
Consumer Fireworks (Class C, Common)	1.4G	125	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cryogenics, Flammable	N/A	N/A	45	N/A	N/A	45	N/A	N/A	10
Cryogenics, oxidizing	N/A		45	N/A	N/A	45	N/A	N/A	10
Explosives	Division 1.1	1	{1}	N/A	0.25	{0.25}	N/A	0.25	{0.25}
	Division 1.2	1	{1}	N/A	0.25	{0.25}	N/A	0.25	{0.25}
	Division 1.3	5	{5}	N/A	1	{1}	N/A	1	{1}
	Division 1.4	50	{50}	N/A	50	{50}	N/A	N/A	N/A
	Division 1.4G	125	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Division 1.5	1	{1}	N/A	0.25	{0.25}	N/A	0.25	{0.25}
	Division 1.6	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Flammable gas	Gaseous	N/A	N/A	1,000	N/A	N/A	1,000	N/A	N/A
	Liquefied	N/A	30	N/A	N/A	30	N/A	N/A	N/A
Flammable liquid	1A	N/A	30	N/A	N/A	30	N/A	N/A	10
	1B and 1C	N/A	120	N/A	N/A	120	N/A	N/A	30
Combination flammable liquid (1A, 1B, 1C)	N/A	N/A	120	N/A	N/A	120	N/A	N/A	30
Flammable solid	N/A	125	N/A	N/A	125	N/A	N/A	25	
Organic peroxide	Unclassified								
	Detonable	1	{1}	N/A	0.25	{0.25}	N/A	0.25	{0.25}
	I	5	{5}	N/A	1	{1}	N/A	1	{1}
	II	50	{50}	N/A	50	{50}	N/A	10	{10}
	III	125	{125}	N/A	125	{125}	N/A	25	{25}
	IV	Not Limited	Not Limited	N/A	Not Limited	Not Limited	N/A	Not Limited	Not Limited
Oxidizer	V	Not Limited	Not Limited	N/A	Not Limited	Not Limited	N/A	Not Limited	Not Limited
	4	1	{1}	N/A	0.25	{0.25}	N/A	0.25	{0.25}
	3	10	{10}	N/A	2	{2}	N/A	25	{2}
	2	250	{250}	N/A	250	{250}	N/A	50	{50}
	1	4,000	{4,000}	N/A	4,000	{4,000}	N/A	1,000	{1,000}
Oxidizing gas	Gaseous	N/A	N/A	1,500	N/A	N/A	1,500	N/A	N/A
	Liquefied	N/A	15	N/A	N/A	15	N/A	N/A	N/A
Pyrophoric material	N/A	4	{4}	50	1	{1}	10	0	0
Unstable (reactive)	4	1	{1}	10	0.25	{0.25}	2	0.25	{0.25}
	3	5	{5}	50	1	{1}	10	1	{1}
	2	50	{50}	250	50	{50}	250	10	{10}
	1	Not Limited	Not Limited	Not Limited	Not Limited	Not Limited	Not Limited	Not Limited	Not Limited
Water reactive	3	5	{5}	N/A	5	{5}	N/A	1	{1}
	2	50	{50}	N/A	50	{50}	N/A	10	{10}
	1	Not Limited	Not Limited	N/A	Not Limited	Not Limited	N/A	Not Limited	Not Limited

**Lot 2-74 Description**

2. To see if the town of Danville will vote to amend the Danville Zoning Ordinance Article III.E to change the date in the description of lot 2-72 to "1817."

### Sign Ordinance

3. *To see if the town of Danville will vote to amend the Danville Zoning Ordinance to update the signage allowed in the Danville Village District and the Highway Commercial Light Industrial Zone, to increase the permitted size and type of signage to help promote business development. Specifically, this would modify Article VII.D.4 and VII.D.8 and add VII.D.9 to read:*
4. Electronic signs of any type shall be prohibited throughout the Town of Danville, except in the Highway Commercial Light Industrial Zone. This prohibition includes, but is not limited to: moving, fluttering, or flashing signage.
8. Within the Danville Village District, the following provisions shall apply;
  - a. Except as noted elsewhere in this Ordinance, no sign or groups of signs shall exceed thirty-two square feet (32 ft<sup>2</sup>). One such sign shall be permitted per commercial and/or retail unit. Except as noted elsewhere in this Ordinance, no other signage shall be permitted.
  - b. Multiple unit commercial developments shall substitute a single sign for all units in the development instead of individual signage for each unit. This signage for the development shall not exceed twenty feet (20') in height and ten feet (10') in width, and, in no case, shall the sign exceed thirty-two square feet (32 ft<sup>2</sup>) per commercial and/or retail unit. One such sign shall be permitted for each Class I through V highway upon which the commercial/retail development has an entrance. Except as noted elsewhere in this Ordinance, no other signage shall be permitted.
  - c. Directional, regulatory and similar signage (e.g., parking, no-parking, entrance, exit, drive-through, shopping cart return) shall be permitted in unlimited quantity provided that each sign does not exceed four square foot (4 ft<sup>2</sup>) and contains no advertising. Such signage shall be permitted in addition to other signage specified in this Ordinance.
  - d. Signage that is mounted flush with the face of the commercial and/or retail building may be permitted and shall be in addition to any other signage specified in this Ordinance. The size of such signage within the Danville Village District shall not exceed twenty-five percent (25%) of the size of the face of the structure upon which the signage is placed and shall not extend beyond the face of the structure. The size of the signage shall not exceed ten square feet (10 ft<sup>2</sup>) and shall not extend beyond the face of the structure. Roof mounted signs are not permitted.
9. Within the Highway Commercial Light Industrial Zone, the following provisions shall apply;
  - b. Signs along all roads other than NH Route 111 and Route 111-A shall be governed by the Danville Village District Sign provisions as laid out in Article VII.D.8
  - b. Except as noted elsewhere in this Ordinance, no sign or groups of signs shall exceed one hundred twenty square feet (120 ft<sup>2</sup>) and the height shall not exceed thirty-five feet (35') in height.
  - c. Directional, regulatory and similar signage (e.g., parking, no-parking, entrance, exit, drive-through, shopping cart return) shall be permitted in unlimited quantity provided that each sign does not exceed four square foot (4 ft<sup>2</sup>) and contains no advertising or as permitted by the Planning Board through site plan review. Such signage shall be permitted in addition to other signage specified in this Ordinance.



- d. Lighted and electronic signage are allowed in this district including LED, Halogen, Metal Halide, Sodium Vapor, etc, as permitted by the Planning Board through site plan review.
- e. Signage that is mounted flush with the face of the commercial and/or retail building may be permitted and shall be in addition to any other signage specified in this Ordinance. The size of such signage within the Highway Commercial and Light Industrial zone shall not exceed twenty-five percent (25%) of the size of the face of the structure upon which the signage is placed and shall not extend beyond the face of the structure.

## **First Public Hearing:**

### Parking in Buffer Zone

1. *To see if the Town of Danville will vote to amend the Danville Zoning Ordinance Article IV.C.2.f to clarify the ability to have a parking lot in the buffer zone between commercial properties. Specifically, to read:*

- f. Commercial parking areas shall be permitted adjacent to abutting properties in the Highway Commercial and Light Industrial Zone under the condition that access to the abutting commercial property is provided from the parking area subject to site plan review by the Planning Board. Commercial parking areas within the buffer that abut residential development shall provide for an appropriate privacy barrier as approved by the Planning Board.

### Residential Uses in the HCLI Zone

2. *To see if the Town of Danville will vote to amend the Danville Zoning Ordinance Article IV.C.2.d to clarify the restrictions of residential uses in the Highway Commercial and Light Industrial Zone. Specifically, to read:*

- d. No Highway Commercial and Light Industrial Zone usage shall be combined on a lot with an existing residential use except to establish a customary home occupation under the provisions of the Residential/Agricultural Zone.

### HCLI Permitted Uses

3. *To see if the Town of Danville will vote to amend the Danville Zoning Ordinance Article IV.C.1, Permitted Uses, to clarify the permitted uses in the Highway Commercial Light Industrial Zone. Specifically, to read:*

#### 2. Permitted Uses:

- g. Professional offices and studios, hospitals, medical and dental offices, Continuing Care Retirement Communities (CCRC's), schools, banks and other financial institutions, personal service establishments, governmental uses, Inns, or similar uses.
- h. Retail sales establishments, restaurants with or without drive-through windows, bakeries, cafes, fraternal organizations, funeral homes, or similar uses.
- i. Plants for manufacture of items such as electrical, electronic, medical, dental, or optical devices, appliances, apparatus or supplies, or other precision instruments, or similar uses.
- j. Establishments for the sale, repair, manufacture, or storage of: Furniture, plumbing, construction, marine, industrial and agricultural equipment and supplies. Shops for occupations such as (but not limited to) plumbers, electricians, woodworkers, and machinists, or similar uses.

- k. Public garages, automotive repair shops, automotive sales agencies, automotive filling/service stations, or similar uses.
- l. greenhouses, nurseries, animal hospitals, boarding and breeding kennels, as well as research, experimental, or testing laboratories of a non-hazardous nature, or similar uses.

Additional uses not listed may be permitted by approval of the planning board, in conjunction with a site plan review.