



Town of Albany, NH  
Zoning Board of Adjustment Meeting  
July 21<sup>th</sup>, 2021

Call to Order: Chair Leah Valladares called the meeting to order at 7:24

ZBA members Present: Leah Valladares (Chair), Peter DonKonics, Sam Farrington, Andy Davis (Alternate)

ZBA members Excused: Ronald Ryan, Keith Croto, Sheri Coleman

Others Present: Dale Petell (representing Profile Subaru), Sean Wadsworth (Secretary)

Chair Valladares appointed Andy Davis (alternate) as a voting member for this meeting.

Chair Valladares opened the Public Hearing at 7:25. Notice of Public Hearing was posted to the local newspaper on July 14<sup>th</sup> 2021. Notices were also posted at the Albany Town Hall, and the Town of Albany website, more than 5 days in advance of this meeting. Abutters were notified by verified mail on July 13<sup>th</sup> 2021.

Profile Subaru represented by Dale Petell submitted a request for a Variance on June 1<sup>st</sup> 2021 for the property located at Map 7 Lot 62, concerning article IV.B.1b Height of Sign, and V.A.2 Maximum Size of Sign of the Town of Albany Zoning Ordinance.

Dale Petell presented that Subaru corporate has asked the local dealership Profile Subaru to install a new sign that would be larger and higher than the existing. Mr. Petell stated that they would like to move the sign to the Southern entrance of the Subaru dealership. Mr. Petell stated that Subaru corporate has requested the P90 design, however, the P65 or P50 are options to consider as well. Mr. Petell stated that his preference would be the P50. Mr. Davis stated that he appreciated the moderation of the request. Mr. Farrington stated that having the sign at the southern entrance and at the P50 height would be a safer arrangement for drivers locating the business and turning on and off of Rt. 16. Mr. Farrington asked about the setback of the sign from the right of way. Mr. Petell stated that the edge of the sign would be 3 or 4 feet from the edge of the right of way. Board members discussed and agreed that Profile Subaru is located in an area that has many other commercial and industrial businesses surrounding it, and that the appearance and activity of Profile Subaru is appropriately located. Mr. Petell stated that the proposed P 50 sign would have a height/elevation that is similar to the existing sign on the Profile Subaru property.

A variance is requested for IV. B. 1b – Maximum Height: Eighteen (18) feet measured from the centerline of Route 16. Mr. Petell is requesting the P 50 type sign which has an overall height of 20 feet 3 inches, which would be placed on ground that is no more than 1 foot higher in elevation than the centerline of Route 16.

A variance is requested for V. A. 2 – Maximum Size: 32 square feet. Mr. Petell is requesting the P50 type sign which is 50 square feet.



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Chair Valladares asked ZBA members to vote on each of the ZBA Variance Work Sheet Items, by roll call as follows:

1. Granting the variance would not be contrary to the public interest. 4-0-0 carried by roll call vote.
2. The spirit of the ordinance would be observed. 4-0-0 carried by roll call vote.
3. Granting the variance would do substantial justice. 4-0-0 carried by roll call vote.
4. The values of the surrounding properties would not be diminished. 4-0-0 carried by roll call vote.
5. Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship to the property owner.
  - a. An area and height variance is needed to enable the applicant's proposed use of the property given the special conditions of the property. 4-0-0 carried by roll call vote.
  - b. The benefit sought by the applicant cannot be achieved by some other method reasonably feasible for the applicant to pursue, other than an area and height variance. . 4-0-0 carried by roll call vote.

Based on the findings of (a) and (b) above, denial of the variance would result in unnecessary hardship to the property owner seeking it. Carried

Andy Davis made a motion that the ZBA approve Profile Subaru's request for variances of the Town of Albany Sign Ordinance provisions related to square footage and height. Mr. Petell expresses willingness to moderate the specific requests made in his appeal. The ZBA therefore approves a sign which will be no larger than 50 square feet, and no higher than 20 feet 3 inches above the centerline of the road and will be internally lit. Peter DonKonics seconded. 4-0-0 carried by roll call vote.

Chair Valladares closed the public Hearing at 8:41.

And Davis made a motion to adjourn. Sam Farrington seconded. 4-0-0 carried by roll call vote, at 8:42.

Respectfully submitted,

Sean Wadsworth – ZBA Secretary