

MINUTES  
TOWN OF TOPSHAM  
PLANNING BOARD MEETING  
JANUARY 3, 2012, 7:00 P.M.

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MEMBERS PRESENT: Donald Spann  
Ronald Bisson  
Michael Colleran  
Scott Libby  
Stephen Mathieu  
Jay Prindall  
Bruce Van Note

MEMBERS ABSENT: All present

STAFF PRESENT: Planning Director Richard Roedner

A meeting of the Topsham, Maine Planning Board was held on Tuesday, January 3, 2012 at the Municipal Building at 100 Main Street, Topsham, Maine.

1. **CALL TO ORDER AND ROLL CALL**

Chairman Spann called the regular Planning Board Meeting to order at 7:00 p.m.. The recording secretary conducted the roll call and it was noted that all members were present.

2. **SITE PLAN - LEE TOYOTA OF TOPSHAM HAS SUBMITTED A PROPOSED REQUEST FOR AN ADDITIONAL 25% INCREASE IN SIGNAGE FOR THE NEW TOYOTA DEALERSHIP AT 115 MAIN STREET, TAX MAP R04, LOT 025A**

Board member Bisson made it known to the Board that the firm he works for performed work on the site at 115 Main Street and asked if anyone on the Board objected to his participation on this agenda item. There were no objections and Mr. Bisson remained seated at the Board table.

Adam Lee, Chairman of Lee Auto Malls, came to the podium and reviewed the application to amend its site plan approval under Ordinance Section 225-33.J, Common Signage Plan. Mr. Lee told the Board the new building is in fact on two contiguous lots and said the signage will be similar to what already exists on the old Toyota building at 107 Main Street.

Mr. Roedner reviewed the two applicable provisions of the ordinance regarding the involvement of two or more contiguous lots, including standards for consistency, i.e., color scheme; lettering or graphic style; lighting; location of each sign on the buildings; materials and sign proportions.

Mr. Lee reviewed his responses to the standards including: the color scheme will be consistent throughout all of the signs - mostly red letters with the pillar sign being fairly similar to the current pillar sign. The lettering will be consistent from one property to the next; lighting will

also be consistent with the letters being lit from behind; the location of the signs will be on the upper left, center and the upper right sides of the front of the building; the signs will be made of some sort of molded plastic.

A set of drawings showing the placement of the signs was submitted from Enseignes Pattison Sign Group from consultant Jonathan McKercher and draftsman Andre Charette dated May 19, 2011. A letter dated December 6, 2011 was also submitted from Project Manager Robyn Windover authorizing NeoKraft Signs, Inc., 686 Main Street, Lewiston, Maine to erect the signs.

During discussion Mr. Mathieu asked Mr. Lee why he didn't ask for the increase in sign size with the original site plan application. Mr. Lee responded that he was not aware of the ordinance possibility and said he was informed of same from Toyota's representative (Pattison Sign Group) in Canada. Mr. Libby noted a difference in the method used to calculate the signage percentages.

A discussion followed on the size, color and design, specifically of the Scion sign, which carries a large area of black which must be included in the footage calculations. Walter Cox from Neo Kraft asked how the sizes would be considered if the total building were painted black. Board response was that the building was not black so the comment was not considered. It was noted that if the "Scion" lettering could be adjusted and placed on a smaller panel of black background, the sign would meet ordinance requirements.

Jon Carr inquired if there was a section in the ordinance which talked about only franchise signage and was told there was not.

Mr. Lee told the Board he would discuss the "Scion" adjustment with Toyota's sign people and he withdrew the application.

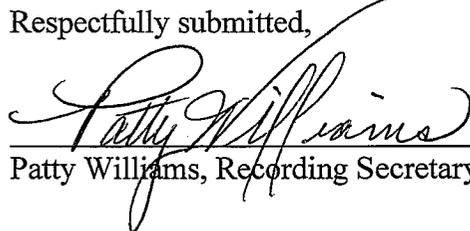
3. **ADJOURN**

With no further business to discuss, motion was made, seconded, and it was unanimously

VOTED

To adjourn the meeting at 7:25 p.m. and to enter into a Workshop to discuss the Sign Ordinance.

Respectfully submitted,



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Patty Williams, Recording Secretary