

Board of Adjustment

Canterbury, NH

Minutes of Meeting

25 March 2026

Case No. 2026-1 Special Exception

Present: Chairman Jim Wieck, Web Stout, Sean O'Brien, Gary Spaulding, Randi Johnson (Alternate). Scott Herrick is an excused absence.

Chairman Wieck advised those present **Brian Magoon** is seeking a special exception regarding a large sign on his property. The application involves Tax Map 226, Lot 2 on Route 106 located in the commercial zone. The proposed use states "Large signage". The application references Article 2.6. Chairman Wieck gave a detailed description as to the conduct of the hearing procedure.

Gary asked if the sign would be placed on a building or free standing. It will be a free-standing sign near the road.

Mr. Magoon advised it is raw land right now. He expects to install a driveway in Spring when it is dry enough to do so. A 10-foot square sign would not be large enough to view on busy Route 106. The largest sign that can be made could be 5x10 feet. It would be two-sided, not illuminated and near the driveway. It will not be located in the right of way and would be fifty feet from the center line of the road. A mock-up of the sign was presented to the board. It would be for advertising but also a means to know his location. Jim asked if it would be lighted at night. It will not. There will be no separate lighting. Jim advised if there were ever changes to be made, he would have to come back to this board. Sean asked how tall it would be. It could be made to be conforming, ten feet off the ground. The color scheme will be his business white background with orange lettering. The framework for the sign is to be determined. Mr. Magoon reviewed his addressing of the seven points criteria for a special exception in his application as written.

Sean moved the application be **GRANTED** for the following reasons:

1. That granting the permit would be in the public interest. This would be advertising a local business and signage is common for that area.
2. That the proposed use would not adversely affect the property values in the district. Signage is typical for that area.
3. The specific site is an appropriate location for the proposed use. Signage is typical for that route.
4. The proposed use would not adversely affect the health and safety of the residents and others in the area
5. and would not be detrimental to the use or development of adjacent or neighboring properties. The sign is going to be put in a safe spot, fifty feet off the center line.
6. The proposed use would not constitute a nuisance because of offensive noise, vibration, smoke, dust, odors, heat, glare, or unsightliness. Again, this is just a basic sign.
7. That granting of the permit would be in the spirit of the ordinance. It is fitting for the area and not untypical.
8. The proposed use would not constitute a hazard because of traffic, hazardous materials or other conditions. It will not.

Web seconded the motion. The Board vote was a unanimous decision to **GRANT** the special exception. Chairman Wieck explained the thirty-day appeal process.

Mr. Magoon asked for how long does this decision last. Chairman Wieck advised it is good for the property indefinitely.

The Minutes of Hearing from 24 November 2025 were approved as written.

Respectfully submitted,

Lisa Carlson, Clerk

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