



**TOWN OF DURHAM**  
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***Town Planner's Recommendation***  
**Wednesday, May 13, 2015**

- XI. **Madbury Commons – Sign Master Plan.** 17 and 21 Madbury Road. Review of proposed Sign Master Plan for multi-use development for 525 residents, office/retail, and several public spaces. Golden Goose Properties, c/o Ken Rubin, Eamonn Healey, Barrett Bilotta, applicant. Tax Map 2, Lot 12-3. Central Business District.  
**Recommended action:** Discussion and setting a public hearing for May 13.

➤ I recommend approval as shown below.

**NOTICE OF APPROVAL**

**Project Name:** Madbury Commons – Sign Master Plan  
**Project Description:** Mixed use project  
**Address:** 17 & 21 Madbury Road  
**Applicant:** Golden Goose  
**Property Owner:** Golden Goose  
**Map and Lot:** Map 2, Lots 12-3  
**Zoning:** Central Business District  
**Date of approval:** May 13, 2015 by Planning Board

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The sign master plan as submitted is approved with the following terms, clarifications, and changes.

- 1) The approval is based on the plan set prepared by TMS Architects, dated April 20, 2015.
- 2) The master plan is a combination of two freestanding signs, wall signs, projecting signs, and window signs, as depicted.
- 3) The signs must be installed exactly in accordance with the sign master plan and this approval unless changes are approved.
- 4) It is understood that the samples are templates for example only and the colors and design may change once the tenants finalize their designs. Of course, sign designs will change as tenants change in the future. However, the size, shape, location, and type of the signs is established as shown in the sign master plan.

*(over)*

- 5) All signs shall have a maroon or terra cotta background or background border with white text to the extent practicable. It is understood that this color pattern may not be workable if the requirements of certain tenants do not allow for it. However, the applicant shall use best efforts to provide for this color scheme on all signs.
- 6) The posts for the freestanding signs are to be black (not gray) and made of steel or another sturdy, substantial metal material.
- 7) The Zoning Administrator has determined that the second freestanding sign conforms with the Zoning Ordinance as there are two entrances to the site.
- 8) Freestanding sign #1 is to be placed in an appropriate location away from the brook and the bridge, where it will not interfere with pedestrian or vehicular traffic or conflict with other structures.
- 9) If illuminated, the wall signs shall be lit with top-mounted Hinkley Lighting as shown in the plans. The lighting shall be angled and the wattage set so that no glare is produced.
- 10) Note that EX-7 KBS as shown on the main elevation drawing should be EX-8.
- 11) The two Saxby's signs are 2' x 10' (The tally of building signage says they are 2' x 11').
- 12) All other pertinent requirements of Article XXIII – Signs and Communications Devices – of the Durham Zoning Ordinance shall apply.
- 13) Minor adjustments in the sign master plan that are clearly consistent with the intent of the sign master plan and this approval may be approved administratively by the Town Planner.
- 14) A public hearing on the sign master plan was held on May 13, 2015.