

July 23, 1974

There was a hearing before the Antrim Board of Adjustment on Tuesday, July 23, 1974 to consider the application of Barbara J. Weeks of East Gray, Maine, for a special exception as provided in Article V, paragraph C, Section 2, I of the Zoning Ordinance to place a mobile home with foundation on a lot presently owned by M. L. Aborn, Jr. with frontage of 265 feet on Goodell Road in Antrim in the Rural District. Present at the meeting were: Robert B. Flanders, Chairman, William C. Abbott, Emery S. Doane, Benjamin Pratt, Eric Tenney, Mrs. Willard B. Dik, Clerk, and Mrs. Harold Webber and Ralph H. Proctor, alternates. One abutter, Mrs. Lalah Dyer, was there, as were Mr. and Mrs. Moller who represented Miss Weeks.

The meeting was called to order at 7:40 P.M. and the Chairman outlined the rules under which the hearing would be held, and then called upon the Clerk who read the application and said that the legal notice of this hearing appeared in the Peterborough Transcript on July 18, 1974, a notice was posted on the Town Bulletin Board, and sent to the petitioner and seven abutters by certified mail, return receipt requested, and by regular mail to the Selectmen, the Town Clerk, the Town Counsel, the Chairman of the Planning Board, the Building Inspector, each member of this Board, and to Mrs. Ann E. Moller who represents Miss Weeks.

The Chairman read a letter to Mrs. Moller from the Planning Board approving the site, subject to approval from the New Hampshire State Water Supply and Pollution Commission.

Mrs. Moller was then called upon to present the case for Miss Weeks. She said, first, that the petition incorrectly stated that M. L. Aborn, Jr. was the owner of the land. At the time of submitting the petition it

was owned by Caughey, Whitney & Delp, and that last Friday it was conveyed to Barbara J. Weeks. Mrs. Moller went on to say that the exact placing of the trailer was staked out on the lot, the original percolation test passed for the subdivision but plans for the septic system will take a month for State approval.

Mrs. Moller was asked the total acreage of the lot and replied that it is 1.8 acres.

The Chairman then called for speakers in favor of the petition. There were none. And there were no speakers in opposition.

The Chairman stated that he finds a problem in the 1.8 acres. This would require a variance because it is not 2 acres as required in the Rural District. Mrs. Moller answered that approval of this subdivision was given by the Planning Board on October 29, 1973, and produced a copy of the deed to Miss Weeks in which a paragraph in the description of the property states:

Being Lot #2 as shown on plan entitled "Property of Merle L. Aborn, Jr. in Antrim, New Hampshire, scale 1" = 50', surveyed by J. M. Attridge and William A. Bean, Jr., dated October 1973" and approved by the Antrim Planning Board on October 29, 1973 which Plan is recorded with the Hillsborough County Registry of Deeds.

On the basis of the above quotation the Chairman stated that the matter of acreage is not involved because the subdivision was approved before the Zoning Ordinance was passed at Town Meeting on March 5, 1974.

The hearing was closed at 7:55 P.M.

Respectfully submitted,

*Catherine C. T. Dik*

Catherine C. T. Dik, Clerk

The Board of Adjustment went into executive session at 8 P.M. following the public hearing on the petition of Barbara J. Weeks to place a mobile home on a permanent foundation on Lot #2 on Goodell Road,

Antrim in a development owned by Caughey, Whitney & Delp approved by the Planning Board on October 29, 1973.

Mr. Abbott stated that the Planning Board had approved this petition, after investigating the water supply and sewage situation, because there are other trailers in that area not on foundations.

Mr. Tenney had no remarks--he is in favor.

Mr. Pratt felt that there were no grounds to turn the petition down, but he had a question about the sewage system meeting the State requirements. Is only a statement of intent enough? It was explained that if the lot is five acres or more there is considered to be no worry. If less, some preliminary work should be done, and this has been done.

Mr. Abbott is in favor because there are other trailers in the area and, therefore, will not hurt the neighboring property.

Mr. Doane strongly opposed. He feels it is an injustice to property owners nearby of \$25,000 or better. It deserves more than cursory examination. Mr. Abbott replied that the Planning Board did consider carefully. There is a junk yard near there. It is illegal,-- it never got a license, it is supposed to be 600 feet back from the street which it is not, and it is not fenced. The State required a yearly license. It never was. Lot #2 is very near Rte. 202 and not an area where good houses would be built.

Mr. Flanders said he would like to know whether it is a new or used trailer.

Mr. Tenney would like to know what is doing in that area right now. Is anybody going to build a \$50,000 house? It was remarked that possibly Contoocook Development Corporation will buy the shanties there and the Planning Board will move to establish an Industrial District of that whole strip.

It was agreed that the Board could not make it stick to require two acres, and therefore cannot reject the petition on the basis of 1.8 acres. There was considerable discussion whether the Board of Adjustment must grant such a special exception or not. Mr. Doane stressed that there is considerable undeveloped land in town and there could be many petitions such as this one. Cheap housing is very apt to attract undesirable people. If we have a history of granting such petitions we have to follow the judgment so made. He asked Mr. Abbott if he felt that the Planning Board should reconsider this. If so the petition could be referred back for consideration. Mr. Abbott replied that we did give very careful consideration, we did check on water and sewage, and did feel that if there are to be trailers in town that is a proper place for one.

Mr. Flanders felt that if all requirements are met we should grant the petition.

The Chairman called for a vote on this petition as fulfilling all requirements.

IN FAVOR: William C. Abbott  
Benjamin Pratt  
Eric Tenney

IN OPPOSITION: Robert B. Flanders  
Emery S. Doane

VOTE IN FAVOR CARRIED 3 to 2

The Chairman remarked that he felt the Planning Board was very lax to come forward with a piece of land for a building site that they did not know was in a development. Mr. Abbott replied that he knew of no record in the Planning Board of this subdivision. It was, therefore, agreed that the Planning Board should read the deed in each case and thus obtain such information.

The meeting adjourned at 8:35 P.M.

Respectfully submitted,

*Catherine C. T. Dik*

Catherine C. T. Dik, Clerk