

October 15, 1974

There was a hearing before the Board of Adjustment on Tuesday, October 15, 1974 to consider the petition of Richard H. Davis for a special exception as provided in Article V, Paragraph C, Section 2, k of the Zoning Ordinance to build a woodworking shop in back of his residence (formerly Warner) on Gregg Lake Road in the Rural District. Present were: Robert B. Flanders, Chairman, William C. Abbott, Emery S. Doane, Benjamin Pratt, Mrs. Willard B. Dik, Clerk, and alternates Mrs. Harold Webber and Ralph H. Proctor. Mrs. Webber served in the absence of Eric Tenney. Also present were Messrs. Robert Morrill, Donald DeFoe, William O'Neil and Richard H. Davis.

The Chairman called the meeting to order at 7:35 P.M. and called upon the Clerk who read the petition and said that notice of the hearing had appeared in the Peterborough Transcript on October 10, 1974, was posted on the Town Bulletin Board, sent by certified mail return receipt requested to four abutters, all receipts being returned, and by regular mail to each member of this Board and the two alternates, the Selectmen, Town Clerk, Town Counsel, Chairman of the Planning Board, Building Inspector, and the petitioner.

The Chairman read a letter from the Planning Board approving the site, and then called upon Mr. Davis to present his case. He proposes to build a woodworking shop in back of his residence to carry on much the same kind of work as Philip Baker did on Clinton Road, preparing materials for jobs in or out of town. The building would be 150 feet from the side line and 150 feet from the road.

The Chairman then read a note from Mrs. William Robinson, an abutter, in favor "as long as it is built on his property," and asked if the Board wished to ask any questions.

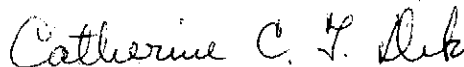
Mr. Doane asked what hours would be kept and if any limitation is

imposed what would be acceptable. Mr. Davis replied that regular hours are 6:30 A.M. to 5:30 P.M., but he would like to be able to do something for himself or for a job, say at 8 or 8:30 P.M. if he wished.

Mr. Flanders asked if it would be a sound building, insulated and heated, with doors, etc. Mr. Davis replied it would be all enclosed, 40 x 80, two stories with basement. Mr. Flanders also asked if he was aware of requirements for parking space, keeping the yard clean, etc., and Mr. Davis replied that he was.

The Chairman called for any comments in opposition and as there were none he declared the hearing closed at 7:45 P.M.

Respectfully submitted,



Catherine C. T. Dik, Clerk

The Board of Adjustment went into executive session immediately following the hearing.

The question was raised as to whether this was spot zoning, and Mr. Abbott pointed out that as there is no Industrial District in the Zoning Ordinance this is permissible.

Mr. Doane again raised the question about the hours this shop would be used, especially after the usual working day, and there was considerable discussion about possible noise pollution and interference with TV reception. Mr. Pratt said he felt this Board was not equipped to handle this problem but that the Federal Communications Commission can shut an operation right down for that.

Mrs. Webber had no comments, but did express an opinion that we should press for an Industrial District as soon as possible.

Mr. Pratt thought we should speak to Mr. Davis about the noise but not put a limitation in the decision, and Mr. Abbott agreed.

The Chairman asked if there was any more discussion, and as there was none called for a motion. Mr. Doane

MOVED: That the petition be granted

SECONDED: By Mr. Abbott

VOTED: In favor - William C. Abbott
Emery S. Doane
Robert B. Flanders
Benjamin Pratt
Carole M. Webber

In opposition: No one

After some discussion Mr. Doane further

MOVED: That the Board call Mr. Davis' attention to the restrictions as outlined in the Zoning Ordinance.

SECONDED: By Mr. Abbott

VOTED: Unanimously in favor

The Clerk reported that she had received a letter from Charles Gilmore stating that the State had approved the septic system for Miss Barbara Weeks' mobile home and that the trailer had been installed on a cement foundation. This closes Case No. 3.

The meeting adjourned at 8:05 P.M.

Respectfully submitted,

Catherine C. T. Dik

Catherine C. T. Dik, Clerk