

May 6, 1975

The Board of Adjustment met in the Antrim Town Hall on Tuesday, May 6, 1975 to conduct a hearing on Case #8, a petition of Continental Telephone Company of New Hampshire for a special exception under Article V, Sections A3 and A4 of the Zoning Ordinance to permit expansion of existing telephone exchange with no change in use now located within the Business District.

Present were: Emery S. Doane, Chairman, Mr. Grant, Mr. Proctor, Mr. Pratt, Mrs. Webber and Mrs. Dik, Clerk. Also present were Messrs. Burton Thomas, David E. Robinson and Robert Niven from the Telephone Company and Mr. and Mrs. Francis W. Donovan, abutters..

The meeting was called to order at 7:35 P.M. The Clerk read the petition and reported that notices were posted on the Town Bulletin Board and published in the Peterborough Transcript on May 1, 1975 on page 6. Notices were mailed by certified mail return receipt requested to four abutters and the petitioner, and all receipts have been received. Notices were also sent by regular mail to each member of the Board and the alternates, the Board of Selectmen, Town Clerk, Town Counsel, Chairman of the Planning Board, and Building Inspector.

A letter from the Planning Board was read stating its approval of the site for the proposed use.

Messrs. Thomas, Robinson and Niven then presented plans for expansion of the existing exchange on Summer Street which is necessary due to the growth of the town. Drawings were presented showing the proposed expansion and position on the lot, which drawings are on file. In order to protect the present equipment the expansion will be built around the present building and then holes will be cut in the wall to the new part. The walls and front of the present building will be brought out to the roof overhang, and there will be a new facade on the front. It will be one story in height,

and the material will be textured stucco similar to what is used now. On the canal side will be off-street parking for two vans, and there will be no washroom or toilet until such time as there is a municipal sewage system. Such equipment is not needed now because there will be no permanent attendant. The new expansion and equipment is estimated to be sufficient for the community's needs for the next 15 or 20 years unless there is some technological advance which would then meet the needs for 30 years and perhaps 50. The cost to move the present equipment is practically prohibitive. The wires from the exchange to Main Street and all the way on Main and North Main Streets are under ground, and to connect with these lines from another location would be difficult and very expensive. The present building is on a non-conforming lot and in variance from front set back, side yards and back (so established before there was any zoning ordinance) and the Company would like to continue the acceptance of this condition. The Company would like to break ground the second week in June.

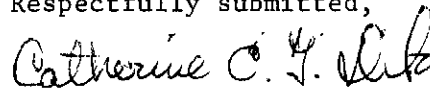
There were many questions from the Board as to the closeness to the lot lines of the building, and Mr. Donovan asked whether there would be any change in the drainage from the building and was assured it would be the same as now. He remarked that he owned a piece of land behind the telephone building which he would like to sell to the Company. They did make an offer but he did not feel it was enough. The land has no frontage on the street. Mr. Niven said that the Company did attempt to buy it but after seven months of negotiation the matter had come to a stalemate,--the economics of the matter had become impossible. The question of a fence between the exchange and the Donovan property was raised as a protection to the building from cars parking there. As the space from the telephone building to the property line is $4\frac{1}{2}$ feet it does not give room to do much. Possibly a low wall that tires would

hit might be done. Mrs. Donovan remarked that at present the telephone trucks park on the street and sidewalk and the new parking area would alleviate that. When asked if there would be any kind of a sign, Mr. Niven replied there would be no sign, just a small plaque as now.

Mr. Pratt suggested that we call one of the Precint's officials to see if they have any objections in view of their pending ownership of the canal.

The Chairman asked the Donovans if they understood the plans and if all their questions had been answered and they so assented. As all questions of the Board and the abutters were answered to their satisfaction the hearing was closed at 8:25 P.M.

Respectfully submitted,



Catherine C. T. Dik, Clerk

The Board of Adjustment met in executive session immediately following the hearing. The Chairman asked for comments. He said that all his questions had been answered to his satisfaction, and asked if the Board wished to move tonight. He pointed out that this petition should be considered as a variance from the Zoning Ordinance and not as a special exception as so stated in the petition. The Planning Board recommended that the Continental Telephone Company apply for a variance, and this Board unanimously agreed.

Mr. Proctor remarked that he feels that the expansion will not hurt the Donovans at all. He thought the matter had been well discussed. He is confident that we can trust Continental; they are big enough to do a good job and intend to.

Mrs. Webber was troubled with what would happen if this expanded building is outgrown. It could not be used without toilet facilities and where would a septic system be installed? Mr. Pratt felt that the Telephone Company

would not install a wash room unless forced to. Mrs. Webber was also concerned about the parking on the sidewalk and thus forcing the little school children to walk out in the street. It was the concensus of the Board that the situation was one for the police to remedy.

Mrs. Webber would like to have the Company buy the whole Donovan property up to Main Street and therefore have an ample piece of property that would have a future. Her main objection to granting the variance was her concern for the future use of the property if outgrown as a telephone exchange.

Mr. Pratt reported that he had reached Dickie Edmunds on the telephone who said he thought the Precinct now owns the canal and, speaking for himself, he felt that the Precinct would not object to what is proposed. Mr. Pratt then asked Mr. Hurlin of the Goodell Company about the ownership of the canal who reported that the Precinct does now own it. Mr. Pratt went on to say that he felt, in view of the history of this property and the long range planning of the Company and their considerable investment in it over several years before zoning was contemplated, the Board would have to have very sound reasons to deny the petition. There is a commitment for that office. He felt, also, that the net effect will be better than now and that the parking arrangement would be better.

Mr. Grant said that the Planning Board was in favor, and reported that at the Planning Board meeting the Company said they would landscape.

The Chairman again asked if anyone wished to make a motion and

Mr. Pratt

MOVED: That the variance requested by the Continental Telephone Company of New Hampshire to expand the present exchange on Summer Street but to make no change in use be granted.

SECONDED: By Mr. Proctor.

VOTED: In favor: Emery S. Doane
 Harold P. Grant
 Benjamin Pratt
 Ralph H. Proctor

In opposition: Carole Webber

The meeting was adjourned at 9:10 P.M.

Respectfully submitted,



Catherine C. T. Dik, Clerk