

There was a meeting of the Board of Adjustment on Tuesday, February 17, 1976, to hear the petitions of Robert Polinsky for a special exception (Case #12) and Merle L. Aborn, Sr. for a variance (Case #13). The meeting was called to order at 7:45 P.M. The roll call was as follows:

Emery S. Doane	Present
Robert B. Flanders	Present
Benjamin Pratt	Absent
Ralph Proctor	Absent
Carole Webber	Present
Eugene Bried	Present
Joyce Davison	Absent
Harold P. Grant	Present
Catherine C. T. Dik,	Present
Clerk	

Also present were Eric Tenney, Representing the Selectmen and Robert Polinsky, and Merle L. Aborn, Sr., Linwood C. Grant, Jr., and Lloyd N. Henderson.

The Chairman called upon the Clerk to read the petition and to relate the procedure of notification of Case #12, Robert Polinsky. Notices were mailed by certified mail, return receipt requested, to the petitioner and seven abutters (all return receipts received), by regular mail to all members of the Board, the Selectmen, Town Clerk, Town Counsel, Chairman of the Planning Board, Building Inspector, and the Fire Chief; by publication in the Peterborough Transcript for February 12, 1976, p. 3; and by posting on the Town Bulletin Board.

As Mr. Polinsky had not arrived the hearing was held with Mr. Tenney presenting the case. He explained that Mr. Polinsky wishes to establish a drug store, renting the part of the Town Hall referred to as "The Annex" on Main Street, Antrim, in the Business District. Mr. Tenney said it is all very preliminary at this time, but because the Selectmen knew the matter should come before the Board of Adjustment it is being presented at this time. He was asked what else the drug store might be involved in besides health and beauty aids and the reply was hospital supplies like wheelchairs and crutches; possibly blood pressure taking, and greet^{ing}/cards. There will be the pharmacist and one helper to run the store. The Town will have to move the partition and should install a fan or vent of some sort in the bathroom. Mr. Polinsky

will put in counter and shelves.

As Mr. Polinsky had not arrived by eight o'clock Mr. Flanders

MOVED: The hearing be closed.

SECONDED: By Mrs. Webber

VOTED: Unanimously in favor.

At eight P.M. the hearing for Mr. Merle L. Aborn, Sr., Case #13, was called to order. The Clerk read the petition asking for a variance in order to sell a nonconforming lot on Algonquin Road in the Rural District, and reported that notices were mailed by certified mail, return receipt requested, to the petitioner and three abutters, receipts having been received from all but Ms. Mirian Sherburne of Quincy. Mr. Grant reported that she had received the notice and the receipt was on the way. Notices by regular mail were sent to all members of the Board, the Selectmen, Town Clerk, Town Counsel, Chairman of the Planning Board and the Building Inspector; by publishing in the Peterborough Transcript for February 12, 1976, p. 3; and by posting on the Town Bulletin Board.

Mr. Aborn was then called upon to present his case and Mr. Henderson who was representing him distributed a plan of the land and a copy of the proposed deed of parcel of land on Algonquin Road approximately 35' x 75' on which Mr. Grant built a garage some ten or twelve years ago. Mr. Aborn gave Mr. Grant this land but unfortunately did not have a deed recorded at that time and now wishes to do so. Mrs. Webber asked who paid the taxes, and Mr. Aborn replied that he paid for the land and Mr. Grant paid for the building. Mr. Bried asked if he intended to leave it just as a garage, and Mr. Henderson replied that the proposed deed is so restricted. Mr. Aborn's house is on a separate adjoining lot fronting on Elm Avenue, and the lot on the corner of Elm Avenue and Algonquin Road is a leach field as required by the State for Mr. Grant's house on Algonquin Road.

As there were no further questions the hearing was closed at 8:15 P.M.

Without further discussion Mr. Doane

MOVED: That the variance be granted.

SECONDED: By Mr. Flanders

VOTED: In favor: Eugene Bried
Emery S. Doane
Robert B. Flanders
Harold P. Grant
Carole Webber

Opposed: None

Mr. Flanders

MOVED: That we grant the special exception to rent part of the Town Hall for a pharmacy.

SECONDED: By Mr. Bried

VOTED: In favor: Eugene Bried
Emery S. Doane
Robert B. Flanders
Harold P. Grant
Carole Webber

Opposed: None

The Chairman again brought up the question of the fee, and it was once more agreed that it should remain as is and the Town pick up the difference. So far there has been no objection to the fee, and it is wise to keep things going smoothly.

The Chairman reported that Phil Lang had asked him if he needed to go to the Planning Board in order to put up a greenhouse, and was told he did not have to but merely get a building permit.

There were additional remarks about the proposed pharmacy. Mr. Flanders said that Mr. Polinsky had done a lot of ground work. He has talked with both doctors and with Wayno. He has to have the money to stock but must not overstock. The secret is to know what the doctors are prescribing; there must be communication between the doctors and the pharmacist. He will be an independent druggist. He is married but has no children and

the other fellow is single and has had store management experience. They will have to work hard and long. It was remarked that someone should warn him not to give credit, that has been a difficulty in the past.

After a short review of business growth on Main Street the meeting adjourned at 8:30 P.M.

Respectfully submitted,

Catherine C. T. Dik

Catherine C. T. Dik, Clerk