

There was a hearing of the Antrim Board of Adjustment on Tuesday, August 12, 1986, at 7:30 p.m. at the Little Town Hall to consider the request of Dan and Laura Grant for a variance to permit the operation of an auto repair business with less than the frontage setback requirements; in accordance to Article V. Section A. 1. a (5) (e) of the Zoning Ordinance.

The roll call for the Board was as follows:

- David Penny, Chairman -present
- Robert Flanders, Vice Ch. -present
- Harvey Goodwin -present
- Ed Hemas -absent
- Mary Allen -present
- Linda Lester, Alt. -absent
- Howard Humphrey, Sr. Alt. -absent
- Patricia Hammong-Grant, Alt. -present

The Chairman called the hearing to order at 7:35 p.m. and outlined the procedure that would be used for the hearing. The notice for the hearing was read and the Board sitting for this case was introduced: David Penny, Harvey Goodwin, Mary Allen, Patricia Hammond-Grant, Robert Flanders.

The Clerk then read the application for the variance. Notices were sent by certified mail, return receipt requested, to the applicants and to the abutters. Notices of the hearing had also been sent to the Board of Selectmen, Town Clerk, Chairman of the Planning Board and Town Counsel; and all members and alternates of the Board of Adjustment. Public notices had been published in the Hillsboro Messenger on July 31, 1986 and had been posted in the Town Hall and the legal notice board in town.

The Chairman then read the section of the Antrim Zoning Ordinance applicable to this case and then read Article VIII (e) which outlined the requests for a variance.

The case was presented by Atty. John Cronin. Cronin presented the Board with a plan on the applicants land being two separate lots. One lot being 3/4 acre, and a recently acquired lot of 1.9 acres. Description of property which residence and business is located: Frontage 185', S/S 144', Rear 150', N/S 80'. The applicant is requesting a variance due to the shape of his land. The applicant feels this constitutes an unnecessary hardship because the size of subject lot prevents compliance with 150' setback requirements.

Grant had acquired adjoining Lot 6 because of side requirements, moved his parking to the North of the building and has natural foliage for a buffer. These having been required by the Selectmen. The main problem now is the 150' setback. The actual setback now is 82.8' from the building and approximately 100' for the parking.

The Chairman asked the applicant if he had annexed with the present lot to the just acquired lot. The applicant replied in the negative.

Their was discussion on Grant being able to meet the 150' setback on the lot just acquired. Grant thought in time if his business expanded he could move to the South side.

Grant brought up other businesses that are in town and do not meet the 150' setback requirement.

George Bowers, an abutter, spoke in favor of Grant's application. He questioned why the applicant had not been informed of the setback requirements for a business prior to constructing his building. Ms. Allen stated that the applicant had constructed his building without a permit. Mr. Grant clarified this point by stating that he had received a permit for a residence and at the time did not intend to locate his business on the same lot.

Mr. Cronin addressed the requirements involved with granting a variance. He addressed that the special circumstances creating a hardship was the size of the lot in question which can not support a building with the 150' setback requirements.

The Board went into deliberation at 8:22. Ms. Allen felt a site review would be necessary. The Board all agreed.

Mrs. Allen moved the motion "The Board would reconvene for a site review on Monday, August 18, at 7:00 and continue the deliberation afterwards upstairs in the Town Hall." Mr. Goodwin seconded the motion. The Board voted unanimously in favor.

Respectfully submitted,

Patti Hammond-Grant, Clerk BOA

from minutes prepared by Debi Barr

*Debi Barr*