

There was a hearing of the Antrim Board of Adjustment on Tuesday, January 13, 1987, at 7:30 p.m. at the Little Town Hall to consider a request of Kincaid Construction for a variance to convert a barn into two offices with less than the 50' front setback; in accordance to Article V, Section A. 1. c. 1 of the Antrim Zoning Ordinance.

The roll call for the Board was as follows:

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

The Chairman called the hearing to order at 7:30 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, Ed Hemas, Mary Allen, Everett Chamberlain.

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 been sent to the Board of Selectmen, Town Clerk, Chairman of the Planning Board, Town Counsel and all members and alternates of the Board of Adjustment. Public notices had been published in the Hillsboro Messenger on January 1, 1987 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 concerning the variance, Article V, Section A. 1. c. 1.

Mr. Page represented Kincaid Construction. Mr. Page presented a drawn up plan to the Board. Kincaid Construction proposes to convert a barn into two offices but has less than the 50' front setback. Mr. Page is now living in the house which the Board of Selectmen have already granted a permit for apartments. Kincaid Construction proposes to renovate the barn interior and exterior and also re-do the outside of the house. Part of the house has a front setback of 51', the barn has a 43'-45' front setback. Kincaid also plans to do landscaping in the front to change the driveway in front to parking in the back. There would be a walkway to the front. The size of the buildings would not change at all. Kincaid plans to be in good keeping with the town.

Mrs. Allen read Article V, Section A., 1., a., 4 bringing it to Mr. Page's

attention that only those particular offices listed could be permitted with a front setback. Mr. Page agreed to comply with the Zoning Ordinance. Mr. Edwards asked the square feet of the barn. Mr. Page replied 22' X 24' feet. There would only be two small businesses and few employers. There would be parking for approximately 12 in the rear. This would be more than enough.

The Board went into deliberation at 8:20 p.m. The Board agrees this is a minimim variance and a pre-existing, non conforming structure and there would be no changes in the sizes of the buildings or changes in the setback. This would be in good keeping with the town. Mr. Hemas moved the motion in favor to grant the variance. Mr. Chamberlain seconded the motion. The Board voted unanimously in favor and the variance was granted.

Mr. Goodwin informed the Board that the Southwest Region had been asked to give some ideas and help with the changes in the Ordinance. Their proposing to go through the whole Zoning Ordinance and make evident changes that need to be done. Mr. Goodwin had the Board discuss the sign provisions. The Board felt there should definitely be a limit on the size of signs which come before the Board of Adjustment for a Special Exception. The Board discussed this issue and decided on 25 square feet. The Board decided on no over sized off sight signs for advertising. Any signs off the premises should be no larger than 9 square feet. At this time the Board felt there may have to be a special Town Hearing concerning Cluster Housing.

Respectfully Submitted,

Patricia Hammond-Grant, Clerk BOA

from minutes prepared by Debi Barr