

BOARD OF ADJUSTMENT

Minutes for August 18, 1987

Case # 105 Variance
Kincaid Construction Corp.

A public hearing was held before the Antrim Board of Adjustment on Tuesday, August 18, 1987, 7:30 p.M. at the Little Town Hall, Main Street, Antrim, New Hampshire, to consider a request by Kincaid Construction Corp. for a Variance concerning Article IV, Section G.b.1., G.b.3., and G.b.4., of the Antrim Zoning Ordinance.

The roll call of the Board was as follows:

Mary Allen, Chairman	absent
Robert B. Flanders, Vice-Chairman	present
Harvey Goodwin	present
David Penny	present
Howard Humphrey, Sr., Alt.	present
Everett Chamberlain, Alt.	present
Patricia Hammond-Grant, Clerk & Alt.	present

Representing Kincaid Construction Corp. were the applicants, Margaret Kincaid and Harry Page; Mr. Andrew Lemay, Capitol Appraisal Co., and Attorney Silas Little.

Inasmuch as Patricia Hammond-Grant is an abutter there was some discussion about whether or not she should sit as a member of the Board. Kincaid Construction Corp., the petitioner, adjourned for deliberation. Upon returning Attorney Silas Little stated that there would be no objection to Patricia Hammond-Grant sitting as a member of the Board.

David Penny, serving as Chairman, called the meeting to order at 7:50 P.M. and outlined the procedure that would be followed. The notice for the hearing was read and the Board sitting for the case was introduced: Robert Flanders, Harvey Goodwin, Everett Chamberlain, Patricia Hammond-Grant, Clerk, and David Penny, Chairman.

The Clerk then read the application for the Variance. Notices were sent by certified mail, return receipt requested, to the applicant and the abutters. All receipts were returned except the one sent to the owners Russell & Margaret Picard. A public notice was published in the Messenger August 4, 1987, posted in the Town Hall and the legal notice board outside the Town Hall.

The Chairman then read the sections of the Antrim Zoning Ordinance concerning the Variance (Article IV, sections G.b.1, G.b.3., and G.b.4.) The Chairman provided the petitioners with copies of the proposed changes to the Antrim Zoning Ordinance which have been posted and would apply in this case.

Mr. Andrew Lemay of Capitol Appraisers presented the Board with drawings of the property as it is now. He pointed out that the potential for the building to be used as a business was slight, due to the location, off the main street. The size and the age of the building is also detrimental to its use as a business. He pointed out that while the building was located in the Route 202 Business District, residential and

agriculture uses were also permitted. Mr. Lemay claims the the buildings' value as a mill has passed and that converting this building to condominiums would be a viable alternative. The plan is for five (5) units; 2/1 bedroom and 3/2 bedroom with cellar/storage space for each unit. These would be located in the present mill with the additional acre of land across Water Street to be used as open space. Total land area of both parcels is one and one half acres, plus or minus. Mr. Lemay also pointed out the possibility of making a change in the road if it was necessary.

Attorney Silas Little stated that the larger piece would be forever tied to the smaller parcel by covenant or whatever the Board might suggest.

The Chairman took a moment to clarify just what the petitioners were asking for in the Variance. Set back, sideline, size of lot and frontage.

Board Member, Harvey Goodwin, suggested that the real problem was i complying with Article IV section G.b.1, density, as explained in the proposed Zoning Amendments.

The Chairman read the Article in question.

Margaret Kincaid made her presentation which consisted of drawings of the buildings as proposed and the plans for the open space. Ms. Kincaid said that there are no plans to change the outside architecture of the building.

Attorney Silas Little, representing Kincaid Construction Corp. stated that the building has outlived its purpose as a mill and recommend that the use be converted. He stated that the hardship was in the building and believes that the Board should condition its decision on the treatment of the two (2) tracts of land as one (1) tract.

The Board asked for specific measurements as to set backs and sidelines for existing and proposed buildings and after some discussion the petitioner proposed that they delete plans for a garage.

Attorney Little proposed that Kincaid Construction Corp. return with more accurate measurements and a plan with these measurements more clearly shown.

Hilda Weatherbee, an interested citizen, spoke for the project and indicated that she was pleased with the prospects for rehabilitation of the building.

Pauline Whitney commented on the closeness of the building to the road and possible traffic problems.

Robert Flanders asked Kincaid Construction Corp. if the building would be rented or sold. Margaret Kincaid said that they would be sold (consolidated ownership) with all owners having an interest in the common land.

Board, at which time Kincaid Construction Corp. will present the Board with drawings of the project showing frontage, setbacks and sidelines. In the interim the Board will consult with Town Counsel.

Meeting adjourned at 9:30 P.M. to reconvene September 1, 1987 at 6:30 P.M. for site review.

Respectfully submitted,

Patricia Hammond Grant, Clerk
Board of Adjustment
Minutes prepared by
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