

Minutes of the Antrim Board of Adjustment December 22, 1987

Subject: Case #112, Marianne Sanders, Special Exception concerning Article IV, Section H.7. a.-g. and Article V, Section A.2.b.(4).

Present: Everett Chamberlain, Harvey Goodwin, David Penny, Mary Allen, Chairman, Patricia Hammond-Grant, Clerk.

Mary Allen, Chairman, opened the meeting at 7:30 P.M. and explained the procedure. Patricia Hammond-Grant read the application. The applicant proposes to erect a sign greater than 9 square feet over her place of business being a real estate office, located at North Branch in the Route 9 business district. The legal notice was published in the Messenger December 9, 1987 and posted on the bulletin board in the Town Hall and on the legal notice board outside the Town Hall. All the receipts were returned

Marianne Sanders made her presentation. She proposes to erect a sign 24 square feet in size including frame. It will be attached to the roof of the building and would be lighted by 2 low intensity flood lights. At some later date she would like to attach 2 small signs to the building by the door. Her lease agreement with Roger Croteau, owner, is for three years. Mary Allen asked the size of the additional signs. They will be less than 4 square feet. Mary Allen asked if the Planning Board had been notified of the change of business at this location. The building had formerly been occupied by a Pub and Deli. Mary Allen and David Penny discussed the necessity of apply for a variance due to the change in the business use. Harvey Goodwin pointed out that the applicant had presented a clear case for what she proposes. Mary Allen, Chairman, summarized the case and the Board went into deliberations.

The Chairman raised the question, should the Planning Board review this proposal and should it be subject to Planning Board Approval. Harvey Goodwin observed that there was no objection from abutters and that the use was less intense than the former use and a case could be made for granting as this is a pre-existing nonconforming building.

It was moved by David Penny that the Applicants request for a Special Exception be granted subject to the Planning Board finding the site appropriate for the proposed use. The Board has found that the applicant meets the requirements for a Special Exception under Article V, Section A.2.b.(4) with consideration for the fact that the proposed use will be located in a pre-existing non-conforming structure which has had a continuous business use. Seconded by Harvey Goodwin. Passed unanimously

It was moved by Harvey Goodwin that all requirements of Article IV, Section H.7.a.-g. have been met, therefore the Special Exception has been granted. Seconded by Everett Chamberlain. Passed unaminously.

The Board agreed that a letter would be sent the Planning Board for its approval.

Respectfully submitted,

Patricia Hammond-Grant, Clerk
Board of Adjustment, Antrim, N.H.
Minutes prepared by
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