

Minutes of the Board of Adjustment Meeting April 26, 1988

Subject: Roger & Christine Croteau, Variance Article V, Section C,1,h
Subject plans to build a reproduction Queen Anne Victorian
on his property on Route 9 in Antrim. The turret, a
decorative accent, will have a tower 49 feet high.

Present: Mary Allen, Chairman
Patricia Hammond-Grant, Clerk
Eb Chamberlain, Alternate
David Penny, Alternate
Joe Timco, New member not sitting on the hearing

Mary Allen, Chairman, explained to the applicant that they did not have a full Board this evening, there are only four members sitting for the hearing. She asked the applicant if he was comfortable with this or if he would like to reschedule the hearing. The applicant indicated that the four member Board was acceptable to him. The Chairman then outlined the procedure. Three must be in favor for a valid decision. The Clerk then read the application. A copy of the Notice of Hearing has been sent registered mail return receipt to abutters, David & Shirley Shaw, Joseph Farland, and Susan Herman, all receipts have been returned. The Chairman then outlined the applicable Ordinance.

Roger Croteau presented his argument, this will be a replica of a victorian home, 3500 square feet for residential family use. All the necessary permits have been acquired. The turret will be 52', the back roof, 44' and the main roof 40'. The living space will be on 2 floors only. Hank Cutter, the Fire Chief, asked about the height of the windows in the turret. They will be 32 feet but this will be an open area. There will be no floor in the tower and the windows are decorative only. The roof will have asphalt shingles. The dangers posed by possible fire were discussed at length. The 35 foot limit on the height of a building was established based on the height of a 32 foot ladder. Roger Croteau, the applicant, stated that he saw no problem as they would be using the latest technology and that the building would be built by a reputable builder.

As there was no opposition to this proposal, Mary Allen, Chairman, closed the testimony and the Board went into deliberations. After much discussion about the height of the building and the safety aspects, Patricia Hammond-Grant moved that: The Variance to Article V, section C,1,h be granted subject to the following condition: That there be no living space above the second floor. The Board finds that this is a two story dwelling with living space confined to less than 30 feet in height. The Board has found that: as a result of this there would be no diminution of value of surrounding property; granting it would be of benefit to the public interest; denial would result in unnecessary hardship to the owner seeking it; by granting it substantial justice will be done; this use is in keeping with the spirit and intent of the ordinance. Second Eb Chamberlain. The vote went as follows: Eb Chamberlain, yes; David Penny, yes; Mary Allen, yes; Patricia Hammond, yes. The vote was unanimous.

At the close of the hearing the Board discussed some administrative subjects. Mary Allen, Chairman, pointed out that as the Board has not had occasion to meet for about six months, the Board should schedule an administrative meeting at the next hearing. She suggested that the Board meet only twice a month, the first and third Tuesdays to conduct business. If a site review is necessary, perhaps it can be done preceeding the meeting. More than one hearing can be held in an evening holding deliberations after all testimony has been taken. The subject of advertising was raised and some discussion about rates and times of publication was raised. David penny

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was of the opinion that the Board should use the paper with the greatest circulation. There is a free paper delivered to all householders in Town.

Next time there is a meeting the time of the next annual meeting of the Board will be posted. The next scheduled meeting will be the third Tuesday in May.

Meeting adjourned at 9:45 P.M.

Respectfully submitted,

Barbara Elia, Secretary
Antrim Board of Adjustment