

Minutes of the Antrim Board of Adjustment Meeting December 15, 1988

Purpose: Site Review and continued deliberations on Case #131, Article IV, Section C.3.a.

Present: Tom Curran, Everett Chamberlain, Patricia Hammond-Grant, Clerk, Mary Allen, Chairman. Also present, representing the Applicant, was Tim Petterson.

The Board met at the Town Hall before going to the Citgo Station for the review.

The Board reconvened at 8:00 P.M. at the Town Hall after reviewing the plan presented by the Applicant. Mary Allen, Chairman opened the discussion. She announced that Peterborough Oil plans to make another application for a sign of reduced size on the advice of their attorney. The Chairman also expressed her opinion that the review had given her a better idea of what was involved. She had a problem with the advertising logo or words on the face of the canopy. She felt that this was another sign. Tom Curran observed that if the sign on the canopy were less than 9 square feet it could be on the canopy, which opened the discussion to the number of signs presently on the property. Patricia Hammond-Grant raised the question "are safety signs to be counted?". Mary Allen observed that without the sign on the canopy it would be consistent with the Texaco canopy. Tom Curran raised questions about the lighting. Mary Allen asked Tim Peterson to try to control the spillage of light onto abutting properties. Mary Allen observed that if the spillage were no more than that of the Texaco she would be satisfied. Mary Allen expressed her approval of the canopy providing that: 1. No advertising on the side panels. 2. Side panel should not be lit. 3. Lighting should be such that there will be no spillage onto surrounding properties. There were comments from the Board about the size of canopies in the area. The Chairman observed that there would be a problem denying it to one business when it was approved for another. The Board discussed the invasion of light onto Main Street and it was determined that it was set back as far as it can go. A consensus of the Board was taken. Tom Curran approved subject to the conditions stated above. Everett Chamberlain would approve if it is the same as the Texaco canopy. Patricia Hammond-Grant affirmed that the colors on the side of the panel would be approved. The Chairman addressed the five conditions for granting a Variance. Diminution of surrounding property: The Board agreed that there would be none. 2. Public Interest: The Board agreed that there were no negatives. 3. Unnecessary hardship: The Board agreed that the lot is undersized and there is no other place to put the canopy. The hardship is inherent in the size and shape of this pre-existing, non-conforming lot of record. 5. Contrary to the spirit and intent of the Ordinance: The Board agreed that it will be no more than it is right now. 4. Substantial Justice: The Board was in accord that substantial justice will be done by granting this Variance. Tom Curran moved: to grant a Variance to the terms of Article IV, Section C.3.a. for the installation of a canopy 24 feet by 24 feet. The Board finds that all conditions necessary for granting a Variance have been met. The following conditions apply to the granting of this Variance: 1. There shall be no advertising or signs on the sides of the canopy. 2. Lighting under the canopy shall be minimized so as to not spill over onto surrounding areas. 3. Side panels of the canopy shall not be lit. Second Everett Chamberlain. The vote: Tom Curran, yes; Everett Chamberlain, yes; Patricia Hammond-Grant, yes; Mary Allen, yes. So moved.

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The Chairman raised the subject of the need for official contact by the Board with the Planning Board and presented the idea that one member should attend the meetings each month on a rotating basis. When this member attends the Planning Board Meeting he will act as spokesperson for the Board of Adjustment. The need for another Alternate was addressed and the Chairman asked the Board Members to make suggestions to the Selectmen. Patricia Hammond-Grant, Clerk raised the question of a petty cash fund as the outlay of cash for notices of public hearing can be substantial. No decision was made.

Respectfully submitted,

Barbara L. Elia
Board of Adjustment,
Antrim, New Hampshire