

Minutes of the Board of Adjustment Meeting April 25, 1989

Present: Joseph Timko; Marianne Moery; Tom Curran. Acting Chairman: Patricia Hammond Grant. Clerk: Everett Chamberlain.

Tom Curran, Acting Chairman opened the meeting and announced that the Board has been in receipt of a letter from Attorney Paul J. Haley, representing Lakes Region Housing Outlet, Inc., asking the Board to continue the hearing on the basis that Lakes Region Housing Outlet believed that the sign was going to be placed on their property. (letter dated April 22, 1989) Board Member Joseph Timko expressed the opinion that the hearing should go ahead as the Applicant is responsible for seeing that the sign is erected on his own property. The Chair took the position that this is an uniquely scheduled hearing and lacking the presence of the person protesting the hearing, The consensus of the Board was to hear the case.

Case #136 Daniel Grant for a Special Exception concerning Article XVI, Section C.2 of the Zoning Ordinance. The Applicant proposes to erect a sign greater than 9 sq. ft. but less than 25 sq. ft. on property located in the Highway Business District. Notices were sent to abutters with all receipts returned except that of Gilbert Small, who could not be located. Notice of Hearing was published in the Peterborough Transcript. There was one letter from Attorney Paul J. Haley in the interest of Lakes Region Housing Outlet, Inc. The Chair read the Article in question. Daniel Grant presented his case. The sign will be set back about 20 feet from the State right of way. The dimensions of the sign will be 4 x 6 feet. The Chair stated that the Applicant needs to be aware that the State can override any decision made by the Board. The Applicant said that the sign would probably extend six or eight feet above his fence. It will be lexan panel and illuminated from within. The Chair read the Article that refers to illuminated signs. Patricia Hammond-Grant asked about mounting. There will be a bracket for mounting and the hours that the sign will be lit will be from about 7:15 to 10:00 P.M. The applicant said that it would not always be lit as he lives on the property. There was some discussion about access to his lot and the use of the Old Turnpike Road so called. It was noted that it would appear that the abutter is concerned that the sign will be placed on the East side of the property, which is not the case. According to the Applicant it will be place in front of the garage. Public testimony was closed.

Deliberations Case #136 The Board discussed the fact that the sign is less than 25 square feet and complies with the provisions of Section E and as long as it is placed out of the right of way it will be permissible. The Board determined that there is no question but it will be placed on Grant's property. Patricia Hammond-Grant moved that the Board grant the special exception concerning Article XVI, Section C.2. The Board finds that all conditions for a Special Exception have been met. Marianne Moery Second. The vote: Joseph Timko, yes; Everett Chamberlain, yes; Patricia Hammond-Grant, yes; Marianne Moery, yes; Tom Curran, yes.

Meeting Adjourned at 8:45 P.M.

Respectfully submitted,

Barbara Elia  
Antrim Board of Adjustment

Paul J. Haley

Lawyer

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April 22, 1989

Mary Allen, Chairman  
Antrim Board of Adjustment  
Antrim Town Hall  
Antrim, NH 03440

Re: Case #136

Dear Ms. Allen:

This office represents Lakes Region Housing Outlet, Inc., abuttor to property owned by Daniel Grant, who is seeking a special exception from the Board of Adjustment from Article XVI §C.II. of the Zoning Ordinance.

I am hereby requesting that the Board of Adjustment continue the hearing on this matter until the Board's next regularly scheduled meeting. The basis of this request is that the proposed sign is to be placed on property owned by my client. In addition, Daniel Grant has violated several state and local laws by encroaching on my client's property, operating an illegal junkyard, moving boundary markers and otherwise interfering with the quiet enjoyment of my client's property.

I will be seeking immediate relief in the Hillsborough County Superior Court on behalf of my client. Specifically, I intend to seek a cease and desist order, a restraining order and other orders for relief. I will forward to your Board copies of all pleadings filed and otherwise keep the Town of Antrim apprised of the situation.

In addition, I would request that the proper town official investigate and/or otherwise look into what is going on at this property before making any further decisions.

Thank you for your courtesies.

Very truly yours,

  
Paul J. Haley

PJH/bh

PUBLIC NOTICE  
BOARD OF ADJUSTMENT, TOWN OF ANTRIM, N.H.

Case #136

Notice is hereby given that a hearing will be held April 25, 1989, 7:30 pm at the Little Town Hall concerning a request by Daniel Grant, for a Special Exception concerning Article XVI, Section C.2. of the Zoning Ordinance.

Applicant proposes to erect a sign greater than 9 sq.ft. but less than 25 sq.ft. on property located on Route 202 in the Highway Business District.

Signed Mary Allen  
Chairman, Board of Adjustment