

Minutes of the Antrim Board of Adjustment Meeting June 6, 1989

Present: Patricia Hammond-Grant, Clerk; Everett Chamberlain; Howard Humphrey, Sr. Mary Allen, Chairman; Tom Curran; Marianne Moery.

Case # 137 Public Hearing Elyce StGermain for a Special Exception concerning Article XVI Section C.2. of the Zoning Ordinance. The Applicant proposes to erect a 4' x 5' sign in the Route 9 Business District.

The Chairman opened the meeting at 7:45 P.M. She read the Notice of Public Hearing and introduced the Board sitting on this case: Mary Allen, Chairman; Patricia Hammond-Grant, Clerk; Marianne Moery; Tom Curran; Everett Chamberlain. The Chair explained the procedure for a public hearing. The Clerk read the Application. This is a 5.8 acre lot with 320' frontage. The applicant is asking to put up a 4' x 5' sign with the words "Lucky's C B's. Certified mail had been sent to the abutters and notice published in the Peterborough Transcript. Marianne Moery asked about a conflict as she lives in North Branch on North Branch Farmsteads Road. The Applicant stated that he saw no problem. The Chair read the Article of the Zoning Ordinance in question. Mr. StGermain presented the case. He presented the Board with a copy of the proposed sign which is to be mounted on three 4 x 4 treated posts 10' high from grade level. The applicant proposed to locate the sign 5 feet back from the property line. The Board pointed out that it should be 15 feet as prescribed by the Antrim Zoning Ordinance. The Applicant agreed that the sign will be located at least fifteen feet from the property line. The Chair inquired as to the construction. This will be constructed of plywood painted white with black letters at some future date it will be lighted with the lights directed at the sign. The Board cautioned that this should be carefully light so as not to interfere with night vision of motorists. There were abutters present but there was no testimony in favor of the sign. Martha Brown, owner of Pine Haven, asked about the size of the sign and it was determined that it is less than twenty five square feet. It was also confirmed that it will be placed outside the fifteen foot setback requirement. The wording on the sign will be Lucky's CB's and Accessories and Consignment Sales. Brown also asked about the status of the old Route 9. The Chair suggested that she consult with the Selectmen as to the status of roads. The Public Hearing was closed.

Deliberations Case #137 The Chair asked the Board if it required a site review before deliberating. It was determined that none was needed. The Chair addressed the requirements as stated in the Zoning Ordinance and it was established that the sign conformed with all the requirements of Article XVI, Section E of the Ordinance. As a result of discussion by the Board it was established that this is the only sign on the lot. Both businesses will be listed on the same sign and the applicant has agreed to relocate it to comply with the fifteen feet setback requirement and that there is only one sign on this lot. Marianne Moery made the motion that the Board grant the Special Exception to Article XVI, Section C.2. for the erection of a sign four feet by five feet in the Route 9 Business District. The Board does find that all criteria are met. Second Tom Curran. The vote: Everett Chamberlain, yes; Tom Curran, yes; Patricia Hammond-Grant, yes; Marianne Moery, yes; Mary Allen yes. So moved.

The Chair called the Annual Meeting of the Antrim Board of Adjustment to order. Participating members were: Howard Humphrey, Sr.; Everett Chamberlain; Tom Curran; Patricia Hammond Grant; Marianne Moery; Mary Allen. Mary Allen announced that she was not standing for the office of Chairman again. She reported on the workshop some members of the Board attended and what they had learned as a result of this workshop. She also announced that Attorney Bart Mayer, who is very cognizant of municipals, has been named as Town Counsel. She reported that the Board has no pending business with Attorney Phil Runyon, former Town Counsel.

The Chair also informed the Board of the status of the pending litigation with Harry Page, the Board being represented by Attorney Jeffrey Crocker in this matter. The hearing has been rescheduled for later in the year. She reported that the Recupero matter is still pending before the Board. The Chairman for this case being David Penny, Alternate. She pointed out that the new Chairman and Clerk will have to deal with some administrative matters namely, new forms, review of the by-laws and internal processes. The Chair brought up the fact that the law has changed as it pertains to the term of office for Board Members. These should be reviewed and brought up to date. She asked the Board for its input about the number of Alternates for the Board. Howard Humphrey expressed the opinion that if the number were small the chance of sitting on a case was better thus maintaining interest. He suggested that the Alternates be notified only when needed and that the Board keep track of who sat last on a case. The Chair expressed the need to check the terms of the Board Members and when they expire and the desirability of the terms expiring in consecutive years. Mary Allen will consult with the Town Attorney on some of these administrative matters some of which are the use of Alternates during discussions, the hearing of an Appeal for an Administrative Decision on the same night as a hearing for a Variance is held, and the length of time a Variance is in effect. There was some discussion of which paper to use for Notices of Public Hearing. It was determined that this is an executive decision, and after much discussion it was determined that the Clerk can determine which paper to use. It was pointed out that the Board should use the same paper consistently.

The Chair opened the nominations.

For Chairman: Tom Curran nominated Marianne Moery for the office of Chairman
Patricia Hammond Grant second.
Patricia Hammond-Grant nominated Tom Curran for Chairman
Tom Curran second.

The nominations for Chairman were closed and a ballot vote taken the results being that Tom Curran was elected Chairman for the ensuing year.

For Vice-Chairman: Mary Allen nominated Marianne Moery for Vice=Chairman
Patricia Hammond-Grant second.

There being no further nominations the nominations were closed. The Clerk, Patricia Hammond-Grant cast one vote for Marianne Moery, Vice-Chairman. Marianne Moery has been elected Vice-Chairman for the ensuing year.

For Clerk: Marianne Moery nominated Mary Allen for Clerk. Patricia Hammond-Grant second.

There being no further nominations the nominations were closed. The Clerk, Patricia Hammond-Grant cast one vote for Mary Allen, Clerk. Mary Allen has been elected Clerk for the ensuing year.

The Board returned to discussions of administrative problems and how they can be corrected. The need for additional alternates was expressed. It was pointed out that they can be in the process of learning while waiting to sit on a case. The Board also discussed the adoption of the BOCA code and the ramifications of a Board of Appeals. Who would make up this Board and if there were a need for a consultant who would pay the expenses. The question was raised about the need for all Special Exceptions to be reviewed by the Planning Board. Mary Allen will add this question to her list for the Town Attorney. Marianne Moery reported on her attendance at a Planning Board Meeting.

Meeting adjourned at 10:00 P.M.

Barbara Elia, Secretary
Antrim Board of Adjustment