

Minutes of the Board of Adjustment Meeting August 1, 1989

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

The Chairman opened the meeting at 7:30 P.M. and introduced the Board. He explained the procedure to be followed for the Public Hearings.

Case #138 Hugh O. and Mary B. Roberts for a Variance concerning Article VIII, Section C.1.c of the Antrim Zoning Ordinance. The Applicant proposes to construct a 10' x 12' deck closer than 100 feet from the high water mark of Pierce Lake on property located at the Pierce Lake Road Extension (Private Road) in the Lakefront Residential District. Notice was published in the Peterborough Transcript July 20, 1989 and notices sent to abutters by Certified mail. All notices returned except that of the Applicant who had been informed as a result of a telephone conversation with the secretary, Barbara Elia. The only correspondence was a note from the Planning Board stating that it had no objection provided that the deck extend no further than others in the neighborhood. Mr. Roberts presented his case. He addressed the five points for granting a variance. His opinion was that it would not diminish the value of other properties in the neighborhood as there were no abutters present to object and other properties had decks in approximately the same location. He stated that this property has only one exit and he feels that another exit would be advantageous for safety reasons. He also expressed the opinion that if the deck were located on the beach side there would be an additional advantage as the lake would be in view and any problems in the water could be observed. Roberts presented a plan of the proposal to the Board at the request of the Chairman. It is for a deck with no roof and is 35' from the high water mark. The Chair asked for input from the Board. There were no abutters present to speak for or against the proposal. The public portion of the hearing was closed. The consensus of the Board was for a site review and it was agreed to adjourn the meeting until August 2, 1989 at 7:00 P.M. The Board will meet at the Little Town Hall and go to the site to return to the Little Town Hall and take up deliberations on case #138.

Case #139 Davis Barrat for a Special Exception concerning Article XVI, Section C.1 of the Antrim Zoning Ordinance. The Applicant proposes to erect a 3½ft x 2½ft sign on property located at Victorian Square, Main Street in the Villiage Business District. Notice was published in the Peterborough Transcript on July 20, 1989 and notices sent to abutters. Receipts from Croteau, Barrat, Hickey, Library Trustees, and Strombeck Mfg. have not been returned. Mr. Barrat presented his case and stated that he wants to remove the sign presently in place and replace it with a different one stating Antrim Village Store. This sign will be lighted with floodlights. The Chair read the definition of a sign and the provisions for granting a sign permit. Barratt stated that there is only one sign and affirmed that the bulbs for the lights will be shielded. The Chair addressed the subject of temporary signs. Barrat stated that these will be taken down. The Chair read the Article on "neon signs" for informational purposes. There were no comments from the Board. Bill McCulloch asked about the need for the Special Exception and it was explained that the sign is being changed not repainted. The public portion of the hearing was closed and the Board went into deliberations.

Case #139 Deliberations Davis Barrat. Patricia Hammond-Grant expressed a concern for the number of signs and the fact that there so many small signs around town. Marianne Moery commented that this sign is within the parameters

Minutes of the Antrim Board of Adjustment Meeting August 2, 1989

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

The Board meet at the Little Town Hall at 7:00 p.m. to go out to the Robert's property on Pierce Lake Road for a site review.

Case #138 Hugh O. and Mary B. Roberts for a Variance to Article VIII. Section C.1.c of the Antrim Zoning Ordinance.

Deliberations: Chairman. Tom Curran opened the deliberations and the Board addressed the five criteria for granting a Variance.

1. The consensus of the Board was that this will not affect the value of abutting property as the other properties have similar situations.
2. The consensus was that contrary to being a hazard it would correct a potentially hazardous situation by providing a second exit.
3. It was determined that the house has been built too close to the lake (many years ago) and the hardship is inherently in the land. as this is a lot formed before zoning
4. The denial of this use will provide no gain to the public as other properties in the area have similar decks.
5. Tom Curran expressed the opinion that the intent of the Ordinance is to keep new buildings back from the lake and inasmuch as. this is an existing structure and everything in the neighborhood is within the same area, this will not impact the lake. He also referred to the comment from the Planning Board.

Marianne Moery moved that the Board agreeing that all five criteria have been met. I move to grant the Variance to Article VIII. Section C.1.c allowing Hugh O. and Mary B. Roberts to add a 10' by 12' deck closer that 100' to the high water mark of Pierce Lake. Second Joseph Timko. The vote: Everett Chamberlain. yes; Joseph Timko. yes; Patricia Hammond-Grant. yes; Marianne Moery. yes; and Tom Curran. yes. Motion carried.

Meeting adjourned at 8:15 P.M.

Respectfully Submitted.

Barbara Elia. Secretary