

Minutes of the Antrim Board of Adjustment Meeting February 26, 1991

Present: Mariann Moery, Chairman; Thomas Curran; Patricia Hammond-Grant; Mary Allen; Everett Chamberlain, Alternate; Helene Newbold, Alternate.

Mariann Moery, Chairman opened the meeting at 7:30 P.M. and outlined the procedure to be followed. She introduced the Board sitting for these hearings: Thomas Curran, Mary Allen, Patricia Hammond-Grant, Everett Chamberlain and the Chair, Mariann Moery.

Davis E. Barratt dba Antrim Village Store concerning Variances to Article XVI, Section C.2.a.4 and Article XVI, Section E.2 of the Antrim Zoning Ordinance. The Applicant proposes to replace a sign over six (6) square feet and to replace a neon sign with another neon sign on property located at Main Street, Antrim in the Village Business District. The Chairman read the Article and sections in question. The Secretary read the Application. Notices were mailed on February 14, 1991. All receipts returned except that of Strombeck Mfg Co. Notice Published in the Peterborough Transcript February 14, 1991. Davis Barratt presented his case. He proposes to replace a 3'x 3' sign with one 4' x 5' in the interest of increasing the visibility of his business, Antrim Village Store. The sign will be made of plywood and supported in the same manner as the existing sign is supported. Mary Allen questioned whether or not the owner of the building, Peterborough Savings Bank, would consider removing the Victorian Plaza Sign, in which case the Board would be more comfortable permitting the larger sign. Mr. Barratt also testified that he wishes to replace a neon "Marlboro" sign with a neon "Pizza" sign. His argument being that a pizza sign is more desirable than a cigarette sign. Mr. Barratt also argued that these signs are necessary for him to conduct business as he store is not readily visible from the street. The Chairman read the five criteria for granting a Variance and asked the Applicant if he could direct his argument to these. It was established that there are four business in this building and three signs. The beauty shop and video stores are indicated on the upright sign. Nobody appeared for or against the proposal. The Chairman closed the public hearing and summarized the hearing. The consensus of the Board was to continue deliberations for this case until after the next item on the agenda.

Everett Judkins dba Jest Flooring concerning a request for a Special Exception to Article XVI, Section C.1 of the Antrim Zoning Ordinance. The Applicant proposes to erect a sign over six (6) square feet on property located on Main Street, Antrim in the Village Business District. The Chair outlined the procedure to be followed for the public hearing. The Secretary read the Application. Notices were mailed to abutters on February 14, 1991 and all receipts have been returned. Notice was published in the Peterborough Transcript February 14, 1991, and posted in two places at the Town Hall. Everett Judkins presented his

proposal which is to place a free standing sign on the existing 4"x4" post. The area of this sign is 2.4' x 4'. It was established that there is also a sign 2' x 3' mounted flush to the building. As a result of questions raised about the size of the sign, which is slightly over 9 square feet, the Applicant and the Board agreed to hear this case as a Special Exception to Article XVI, Section C.2. The Applicant confirmed that the sign will not be illuminated. There was no other testimony for or against this proposal. The Chair summarized the case and hearing no further testimony closed the public hearing. The Board agreed to take up deliberations on the Application of Everett Judkins first.

Deliberations: Everett Judkins dba Jest Flooring concerning a Special Exception to Article XVI, Section C.2. The Board agreed that this is a free standing sign and the Chair read the conditions for granting a Special Exception. The consensus of the Board was that it met all of the criteria set out under Article XVI, Section C.2. Patricia Hammond-Grant moved: The Board grant a Special Exception on Article XVI, Section C.2 allowing a sign over 9 square feet be permitted on Main Street in the Village Business District. The Applicant meets all criteria for a Special Exception. Mary Allen second. The vote: Everett Chamberlain, yes; Thomas Curran, yes; Patricia Hammond-Grant, yes; Mary Allen, yes; Mariann Moery, yes. The motion passed unanimously.

Deliberations: Davis Barratt dba Antrim Village Store concerning Variances to Article XVI, Section C.2.a.4 and Article XVI, Section E.2. The Chair read the five criteria for granting a Variance. Mary Allen pointed out that there is a potential for six businesses in that building and suggested that the Victorian Plaza sign be taken down. She noted that a permit for a multi-use sign has already been granted by the Board and she has a problem permitting an oversized sign for this business and not the other businesses in the building. The Ordinance allows only one sign over nine square feet on a premise. Tom Curran made the point that this business occupies about sixty percent of the building and in his belief it is contrary to the Ordinance. Mary Allen made the point that it would be close to the road and would be hazardous because it would be high and perpendicular. She also pointed out that if it were permitted there would be two signs over nine square feet on the premise. If the Victorian Plaza sign were taken down in her opinion the Board could consider this sign. Mary Allen suggested that the Board get some input from the owner of the property. It was suggested that a letter be drafted to be sent to the Peterborough Savings Bank stating the Board's position. Tom Curran stressed the need for all of the businesses in this building to be notified. Mary Allen moved to continue this public hearing until Wednesday, March 13, 1991 at 7:30 to allow additional testimony from the owners of the property, Peterborough Savings Bank, and the other tenants of the Victorian Plaza as to the impact of the proposed sign. Second Thomas Curran. The vote: Mary Allen, yes; Thomas

Curran, yes; Patricia Hammond-Grant, yes; Everett Chamberlain, yes. So voted unanimous. Deliberations continued in the matter of the Variance to Article XVI, Section E.2. After reviewing the definition of "grandfather" it was determined that this neon sign would have to be viewed as a new sign, therefore, the consensus was that there is no recourse other than to reject the proposal as prescribed by the Ordinance. There was further discussion in which it was established that fluorescent signs are contrary to the Ordinance and than window signs are not prohibited except for neon signs. Thomas Curran moved to deny the Applicant's request for a Variance to replace one neon sign with another because it would be contrary to the spirit and intent of the Ordinance. Mary Allen second. The vote: Everett Chamberlain, no; Patricia Hammond-Grant, yes; Thomas Curran, yes; Mary Allen, yes; Mariann Moery, yes. So moved.

Mary Allen addressed the Board as its retiring Clerk. After Town Meeting the terms of two regular members of the Board expire, namely Mary Allen and Thomas Curran and the terms of two of the alternate members of the Board namely, Howard Humphrey, Sr. and Everett Chamberlain will expire in April. Allen stressed the need for new members to fill these openings on the Board and asked the Board to consider possible replacements for the retiring members.

Meeting adjourned at 9:30 P.M.

Respectfully submitted,
Barbara Elia, Secretary