

Minutes of the Antrim Board of Adjustment Meeting June 24, 1991

Present: Mariann Moery, Chairman; Helene Newbold; Harry Page; Boyd Quackenbush, Alternate and Barbara Elia, Secretary.

Antrim Chamber of Commerce, Stephen R. Schacht, Vice President: Concerning a public hearing for a Special Exception to Article XVII, 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 in the Village Business District. (Tax Map #1A lot 35)

The Chairman opened the meeting at 7:30 P.M and introduced the Board sitting for this public hearing: Helene Newbold; Boyd Quackenbush; Harry Page; and Mariann Moery, Chairman. The Secretary read the Application and reported that notice had been published in the Peterborough Transcript June 13, 1991 and notices sent to abutters, return receipt requested. All receipts have been returned with the exception of that of David Cutter, dba Touchwood square. The Chairman outlined the procedure to be followed and read the Article of the Zoning Ordinance in question. Steve Schacht presented the Chamber of Commerce proposal, which is for a sign just under nine square feet to be placed on the Property known as Touchwood square and located in the park area in the front of the lot. The purpose of this sign is to promote the business of the Town. Peter Galbraith, an abutter across the street, questioned the location of the sign and asked if it complied with the setback requirements of the State of New Hampshire as Route 202 is a State Highway. After some discussion the consensus was that the State Right of Way at this location is 33 feet and that the Town requirement is that it be located fifteen feet from the right of way line. For the record Galbraith stated that he has no objection to the sign but would like to see it done properly. Property Owner, David Cutter confirmed that he has no objection as long as it does not impact any other sign allowance for this lot. The Chair read the sign requirements as outlined in the Ordinance and commented on item XVII, Section C.d., "only one free standing sign is permitted on a lot or premise" as a point of argument. It was established that this would be the second free standing sign for this lot. David Cutter questioned the need for a Site Plan Review for additional signs. It was established that the sign could not be placed on the Post Office building and that the road to the Post Office has not been accepted by the Town. Schacht also established that the sign would be lighted by solar cell lighting directed at the sign. There was some discussion about amending the Application so that it applied for a Variance. It was established that this could not be done and that this Application will be considered as submitted. It was established that this is the second free standing sign for this lot. There was further discussion of applying for a permit for this sign as a Variance. Boyd Quackenbush inquired as to other locations for this sign. Schacht expressed the opinion that this is the best location as it has the largest amount of pedestrian traffic due to the

location of the Post Office. The Chair closed the hearing and summarized the case. This is for a Special Exception for a sign approximately 30" x 40" to list the location of businesses. It would be a free standing sign and the question was raised whether or not a site plan review would be needed for this sign. The reason for placing it at this location is that it is the most central location and the amount of pedestrian traffic. This will be the second free standing sign for this lot. The Chair commented that this could not be allowed as a Special Exception and the Board agreed unanimously. Harry Page moved to deny the Application of the Antrim Chamber of Commerce for a Special Exception to Article XVII, Section C.1. of the Antrim Zoning Ordinance. This would be the second free standing sign for this lot which conflicts with Article XVII, Section C.1.d of this Ordinance. Helene Newbold second. The vote: Helene Newbold, yes; Boyd Quackenbush, yes; Harry Page, yes; and Mariann Moery, yes. So moved unanimously.

In light of upcoming public hearings, Harry Page informed the Board that he no longer owns or has an interest in the property on Gregg Lake Road owned by Kincaid Construction Company.

Meeting adjourned at 8:45 P.M.

Respectfully submitted,
Barbara Elia, Secretary