

Minutes of the Antrim Board of Adjustment meeting February 11, 1992.

Present: Helene Newbold, Linda Lester, Robert Bryer, Boyd Quackenbush

Helene Newbold in her position as Chairman pro tem opened the meeting at 7:30 P.M. and introduced the Board as noted above.

Joseph G. Hugron, Jr & Thomas W. Hopkins dba Hugron Auto Body and Classic Restorations, Inc.: Public Hearing for a Variance to Article XVII, Section C of the Antrim Zoning Ordinance. The Applicant proposes to attach a sign approximately 32 square feet to a building on property located on Route 202 in the Highway Business District. (Tax map #7 lot #1024) The Secretary read the Application and attested to the fact that notice was published in the Peterborough Transcript and all abutters notified by certified mail. All receipts have been returned except that of Lakes Region Housing Outlet who's notice was returned. The Chairman outlined the procedure to be followed for the public hearing. Thomas Hopkins presented the proposal. He stated that the Variance was needed because of the requirements for the setback from the State right-of-way and the nature of the terrain precludes placing it on the side of the road. The sign will be of individual letters cut out of metal and placed on the side of the building. There was some discussion of the size of the sign and the method used for determining the square foot area of said sign. Joseph Hugron stated that the size of the sign allowed cannot be seen from the road and would create difficulty for a customer trying to locate his business. He stated that the sign was designed by professionals for visibility. Helene Newbold referred to the sign approved by Special Exception for the previous owner. It was established that letters will extend 1" from the building and that it will be lighted, facing the building, by a halogen type light in an enclosed case. The Board addressed the five criteria for granting a Variance. The Board agreed unanimously with items 1,2,4,and 5. Item number 3, hardship, was discussed and the vote was: Robert Bryer, no; Linda Lester, yes; Boyd Quackenbush, yes; Helene Newbold, yes. Voted by majority in the affirmative.

At this point Robert Bryer again brought up the size of the sign and commented that as defined on the plan the sign was not 32 square feet but approximately 45 square feet. The question was raised relative to the authority of the Board to consider this Application as submitted. The size of the sign requested was approximately 32 square feet.

After much discussion Linda Lester made the motion to deny the Variance to Article XVII, Section C. of the Antrim Zoning Ordinance requested by Joseph G. Hugron, Jr. & Thomas W. Hopkins dba Hugron Auto Body and Classic Restorations, Inc. The measurements given for the sign were incorrect. Second Robert Bryer. The vote: Robert Bryer, yes; Linda Lester, yes; Boyd

Quackenbush, yes; Helene Newbold, yes. Motion carried unanimously. Linda Lester made the motion to adjourn this public hearing. Boyd Quackenbush second. So moved unanimously.

The Board discussed some administrative matters with Helene Newbold agreeing to serve as Chairman pro tem until such time as the full Board can meet and elect a Chairman. There was also discussion of the election of a Clerk to process applications. No action was taken.

Respectfully submitted,
Barbara Elia, Secretary