

Minutes of the Antrim Board of Adjustment Meeting October 18,  
1994

Present: Robert Bryer, Chairman; David Rust; Boyd Quackenbush,  
Paul Matthes and Non-Voting Secretary Barbara Elia

Public Hearing Concerning the Application of Erik Nicklemoe for a Variance to Article V, Section C.l.e. of the Antrim Zoning Ordinance. The Applicant wishes to build a garage ten feet from property now owned by the Contoocook Valley Telephone Company. The Chairman opened the meeting at 7:30 P.M. introduced the Board and outlined the procedure to be followed. The Secretary read the Application and testified that notice had been published in the Peterborough Transcript October 6, 1994 and sent to abutters and the applicant by certified mail all receipts returned. There was a letter from James M. Henley Assistant General Manager of Contoocook Valley Telephone Company to the effect that the Telephone Company sees no negative impact from the proposal. Kristin Cleveland, Nycklemoe's wife and co-owner of the property presented the proposal. Her presentation addressed the five criteria for granting a variance. 1. No diminution of value in surrounding properties - Cleveland argues that they have consulted neighbors who feel that there would be no problem. The design of the proposed garage will not detract from the architectural integrity of the property. The house of the abutter on the south side of the property Vernice Grant is only three feet from the property line therefore the north side is more desirable. 2. Benefit to the public interest - This will eliminate the eyesore of cars parking in front of the house. 3. Hardship - The Applicant testified that the lot is shallow and wide and the septic system and well are beside the house on the north side. The garage is laid out so that it will not interfere with the setbacks for the septic system and well. 4. Substantial justice - The addition of the garage will improve the value and compliment the property therefore improving the neighborhood. 5. Contrary to the spirit and intent of the Ordinance - It will provide the owners the full use of their property without diminishing the value of surrounding properties. The Applicant ended her testimony and Chairman Bryer summarized the proceedings: The Applicants are of the opinion that this is the only place that the garage can be located and the Variance is the last chance; but the Board must be bound by the rules. Kristin Cleveland questioned the meaning of "Substantial Justice" which the Chair tried to explain. The meaning was read from the Handbook for Board of Adjustments in New Hampshire published by the New Hampshire Office of State Planning. Asked if a permit will be issued by the Building Inspector if the Variance is granted; the Applicant replied that one has been granted but the location has changed because of the location of the septic system. Deliberations: Paul Matthes indicated that he would like to view the site. There was discussion of the location of the septic system and if the setbacks are negotiable. Questions about the setbacks from well and septic were asked. After further discussion Paul Matthes moved that the Board adjourn to

meet at the site on Tuesday October 25, 1994 at 4:30 P.M. after a review of the site the Board will return to the Town Hall at approximately 5:15 P.M. to continue deliberations.

Paul Matthes made the motion to adjourn. Boyd Quackenbush second. Meeting adjourned at 8:20 P.M.

Respectfully submitted,  
Barbara Elia, Secretary