

Minutes of the Antrim Zoning Board of Adjustment Meeting  
May 25, 1995.

Present: David Rust, Chairman; Boyd Quackenbush; Kristin Cleveland; Alternate Thomas Lawless sitting for Paul Matthes and Alternate Barbara Elia sitting for Frederick Swan.

Chairman David Rust opened the meeting at 7:15 P.M., introduced the Board (as noted above) and outlined the procedure to be followed for the public hearing.

File # 95004ZBA Stephen D & Linda S Bean: A public hearing concerning a variance under Article XIII, Section D.3. the Applicant proposes to place a mobile home on a 2.89 acre lot located on Whitney Road in the Rural District tax map 7 lot 1355. The Clerk read the application and testified that notice was published in the Peterborough Transcript May 18, 1995 and mailed to abutters return receipt. All receipts returned. There were not abutters present. Stephen Bean presented his proposal to place a mobile home on property owned by him on Whitney Road. He called the Board's attention to the number of mobile homes already located in the area and because of this commented that in his opinion the proposal met the five criteria for granting a variance. There was no testimony for or against the application. The Board agreed by consensus to adjourn the public hearing until Wednesday May 31 at 6:30 P.M when they will meet at the Town Hall to go to the site for a review. After which they will return to the Town Hall for deliberations.

File #95005ZBA Stephen F LaSala, Michelle Shea-LaSala: A public hearing concerning a variance to Article VIII Section C. The applicant proposes to build within the 100 foot setback from the high water mark on Masquanipi Drive at Steele's Pond in the Lakefront Residential District. The Clerk read the application and testified that notice was published in the Peterborough Transcript May 18, 1995 and sent to the abutters return receipt. All receipts returned. The Chair outlined the procedure to be followed for a public hearing. Stephen LaSala presented his proposal which is to renovate an existing building adding it to another existing building on the next lot. The applicant plans to add enclosed decks and a swimming pool. Questions were raised relative to the height of the building, the status of the septic system and where any water that might be drained from the swimming pool will be directed. LaSala noted that the covenants adopted at the time of the subdivision required that buildings be located 50 feet from the pond and that all of the other houses on the shore of the pond in that area are at least that close to the shoreline. He stated that tests have been performed for septic disposal and the results could be made available to the Board. He reiterated that the plan is to incorporate the buildings located on map 8A lots 163 and 22 into one building. There were some questions about the height of the proposed structure. There were no abutters present and no testimony for or against the proposal. By consensus the Board agreed to adjourn the public

hearing to conduct a view of the site. The Board will meet at the site Friday May 26 at 6:00 P.M. and will resume deliberations at the Town Hall on May 31, 1995 at 7:30.

Dennis Squires: Met with the Board to get their sense of the feasibility of placing a double wide mobile home on his lot on Grove Street. The Chair suggested that he file an application with the Clerk and a public hearing will be held.

Meeting adjourned at 8:30 P.M.

Respectfully submitted,  
Barbara Elia, Clerk