

Zoning Board of Adjustment Hearing September 14, 1995
Applicants : James and Marie Desjardins for a Variance regarding
Article XIII, Section D, 3.

Board members present: David Rust, Barbara Elia as an alternate
sitting in for Rick Swan, Lloyd Quakenbush, Kristen Cleveland,
and Tom Lawless as an alternate sitting in for Paul Mathes.)

Wayne Dekoning - Real Estate Agent came in place of the
Desjardins who had a death in the family.

Dave Rust called the hearing to order and introduced Board.

Barbara Elia read application. Notice Published 08/31/95 in the
Peterborough Transcript, certified letters sent to abutters.

Dave discussed protocol with citizens attending hearing.

Wayne DeKoning presented case for the Desjardins.

- lot has been for sale for the last 2 years.
- was previously used for a mobile home; removed because of tax
dispute.
- is set up for a mobile home with town sewer.

Floor opened for opposition:

Skip Homicz (owns dental building across the street)

- believes situation is consistent with why we have zoning
- zone is now more consistent with zoning regulation currently in
effect
- believes residence should be kept alike more consistent now
than with out zoning and mobile home in place.

Robert Bryer asked for a definition of "manufactured home"

Dave provided definition

Bryer called attention to current Antrim ordinance related to
manufactured housing and planning boards intent in setting up the
ordinance.

Dave reminded citizens of first five criteria

- reiterated we were here tonight because the appeals process is
working in this case as it should.
- read definitions of manufactured housing and pre-site built
housing according to RSA

Dave gave Wayne an opportunity to rebut

- Wayne pointed out Elm Street use is mixed
(Barbara clarified the zoning on the street)
- brought up the point of hardship - inability to sell lot
- expressed opinion that doctors and dentist's offices made it
difficult to sell

D.R. closed discussion from citizens.

Discussion -

- lot does conform - nothing that says "a house cannot be built"
- Boyd moved to start vote

D.A. moved to vote on 5 criteria

- 1.) unanimous nos (5)
- 2.) unanimous nos (5)
- 3.) 4 no 1 yes
- 4.) 5 nos
- 5.) 5 nos

David Rust based on the 5 criteria - variance has been ^{DENIED} derived
David notified Mr. Dekoning that variance has been denied and
David moved & Tom Lawless seconded inclusion of reasons for
denying of variance in application.

- approved unmanimously.

Notes taken by Kristen Cleveland
Z.B.A. member