

Minutes of the Antrim Zoning Board of Adjustment meeting November 21, 1996.

Present: Chairman David Rust; Donald Winchester; Boyd Quackenbush; Alternate Tom Lawless and Alternate/Clerk Barbara Elia.

Charmaine Miller, Patty Belanger and Richard Millard representing White Mountain Traders.

Chairman Rust called the meeting to order at 7:05 P.M. and introduced the Board as noted above with Alternates Tom Lawless and Barbara Elia filling the two vacant seats. He announced that the purpose of the meeting is for:

Public hearing concerning a request by Stanford Miller dba White Mountain Traders Tax Map 4 lot 94 for a Variance to Article XVII, Section B.15 to permit an off premises sign on the Millard property on Route 202 in the Highway Business District, Tax Map 4 Lot 27. The Clerk read the Application and reported that notice was published in the Monadnock Ledger on November 14, posted in two places and sent to abutters by certified mail with all receipts returned. Patty Belanger presented the proposal for White Mountain Traders. The five criteria for a variance were addressed on the application:

1. Diminish Property Values: The Sign will be beyond the 100 ft State R.O.W and in front of the Millards property. A high quality sign which will not be visible to the surrounding property owners.
2. Public Interest: Customers have requested a sign and it would give exposure to the business.
3. Hardship: The need to place the sign behind the State 100 ft R.O.W. which would put the sign behind the trees on the Applicant's property; and the State will not allow the Applicant to cut trees on the State R.O.W. Not having a visible sign is detrimental to the business.
4. Substantial Justice: Contributes to the Town with property taxes and the sign will aid in the conduct of business.
5. Business is located in the Highway Business District and the sign will be a tasteful and professionally hand-crafted.

Richard Millard owner of the property on which the sign will be located expressed his opinion that the State should support business and not hamper it by unreasonable regulations regarding the location of signs. He was assured that the sign will be tasteful and 25 sf as required for an on premises sign in the Highway Business District. A consensus of the Board determined that a site review was not necessary. Chairman Rust reported

that he has researched the situation and referred to page 8 of the Handbook for the Board of Adjustment in New Hampshire as it refers to unnecessary restriction. He expressed his opinion that the sign would not pose an unnecessary hardship to the Town. He asked for comments from the Board. Winchester and Quackenbush commented on the sign and location of same. The Board addressed the five criteria for a variance and answered all unanimously in the affirmative with Tom Lawless commenting that the business is an asset to the community. Tom Lawless moved to approve the appeal of Executive Apparel Supply/ White Mountain Traders for a Variance regarding Article XII, Section D.15 of the Antrim Zoning Ordinance, for an off-premises sign to be located on Route 202 in the Highway Business District Tax Map 4 Lot 27 subject to the condition: That the sign must not exceed the 25 square foot requirement found in Article XVII, Section D.5. The vote: Donald Winchester, yes; Tom Lawless, yes; David Rust, yes; Boyd Quackenbush, yes; Barbara Elia, yes, so moved unanimously. Variance Granted.

Further comments were made relative to the vacant seats on the Board and the fact that the Chair's term expires in March of 1997. No decisions made.

Meeting adjourned at 7:35 P.M.

Respectfully submitted,
Barbara Elia, Clerk