

Minutes of the Joint meeting of the Antrim Zoning Board of Adjustment and the Antrim Planning Board held June 5, 1997.

Present Antrim Planning Board: Chairman Edwin Rowehl; David Essex; Carol Smith ex officio; Michael Oldershaw; Marion Noble; Hugh Giffin; Kenneth Akins and Secretary Barbara Elia.

Present Zoning Board of Adjustment: Chairman David Rust; Boyd Quackenbush; Thomas Davis and Rene Rabideau.

Present for the Applicant: James Milliken, Consultant for the Contoocook Valley Telephone Company and Theodore Kupper, Engineer with Provan and Lorber.

Planning Board Chair Edwin Rowehl called the meeting to order at 7:30 P.M. introduced the Planning Board, and turned the meeting over to:

Board of Adjustment Chair David Rust. The secretary read the application and noted that it was published in the Monadnock Ledger May 22, 1997, and was sent by Certified mail to the abutters all receipts returned.

Contoocook Valley Telephone Company, 5 Summer Street concerning a joint public hearing with the Zoning Board of Adjustment and Planning Board concerning a request for Variances to Article IV, Sections C,3 and D (Setback Requirements) and Article XVI, Section C.2 (Nonconforming Uses) and a Site Plan Review for a proposal to rebuild and relocate the existing building on the same lot. (Map 1A Lot 145)

Jim Milliken a management consultant with CVT presented their proposal. The building as it presently stands is an unmanned facility without water or sewer, many structural problems and does not meet the setback requirements on three sides. This building will be demolished and replaced with a new building with clapboard siding and painted white, which will meet the setback requirements on the front and rear sides but will need variances for the side yard setbacks. It will be set back from the Summer Street providing three parking spaces. The building will house a new switch which can operated when the power is down and provide better service to the community and the region. The plan is to beautify the lot to work with what has been accomplished with the millpond area. It was noted that the lot was created by a Variance. There was no testimony for or against the proposal. Bud Hardwick raised the subject of noise resulting from the air conditioning unit presently in use. Milliken noted that the switch must be operated at a temperature of 85 to 90 degrees and at times an air conditioner must be used. There was further discussion relative to baffling and alterative methods of air conditioning. Karen Bennett (Lazar) asked about the height of the building and it was determined that it will be from 22 to 26 feet. Planning Board Member Ken Akins asked about expansion and life expectancy of the proposed building. Milliken replied that

expansion is not part of the plan and that the technology is advancing at such a rapid pace they cannot give an answer to life expectancy of the building. Hearing no further comments Chairman Rust closed the Public Hearing and the Board went into deliberations. The five criteria for granting these Variances were addressed.

1. Would not diminish surrounding property values. Boyd Quackenbush, yes as no objection was noted by the abutters to the property. Tom Davis, yes; Rene Rabideau, yes; and David Rust, yes.

2. Benefit to the public interest. Boyd Quackenbush, yes; Tom Davis, yes; Rene Rabideau, yes and David Rust, yes.

3. Hardship. Boyd Quackenbush, yes; Tom Davis, yes; Rene Rabideau, yes; and David Rust, yes.

4. Substantial Justice. Boyd Quackenbush, yes; Tom Davis, yes; Rene Rabideau, yes; David Rust, yes.

5. Spirit of the Ordinance. David Rust commented that while the present building does not meet the setback requirements on three sides the new building will only be non-conforming on two sides, yes; Boyd Quackenbush, yes; Tom David, yes; and Rene Rabideau, yes.

Hearing no further discussion, David Rust Moved to grant the request of the Contoocook Valley Telephone Company for Variances to Article IV, Sections C.3 and D. (Setback Requirements) and Article XVI, Section C.2 (nonconforming Uses) of the Antrim Zoning Ordinance. The Applicant proposes to remove and relocate the existing building at 5 Summer Street (tax map 1A lot 145). Tom Davis second. The vote: Rene Rabideau, yes; Tom Davis, yes; Boyd Quackenbush, yes; David Rust, yes. So moved unanimously.

The Board agreed to schedule a business meeting on a Thursday after the 1st of July at 7:00 P.M.

Zoning Board of Adjustment portion of the hearing closed at 8:15. P.M.

Respectfully submitted,
Barbara Elia, Secretary