

Minutes of the Antrim Zoning Board of Adjustment Meeting August 28, 1997.

Present: Acting Chairman Thomas Davis; Donald Winchester; Rene Rabideau; Boyd Quackenbush and Alternate Thomas Lawless sitting in the seat left vacant by the resignation of David Rust.

It was noted that Chairman, David Rust has resigned as he is moving out of Town. Tom Davis will fill in until a new Chair is elected by the Board. This will also leave a vacancy on the Board.

The Board agreed to hear the two public hearings concerning a request by Carl Carlson, represented by Woodmaster, Inc, for a Variance under Article VI, Section C.3,a of the Antrim Zoning Ordinance: To permit a 32' x 24' garage 25 feet from the street right of way line and a request by the same property owner, Carl Carlson, represented by S. R. Schacht, Builder, for a Variance under Article VI, Section C.3,a. of the Antrim Zoning Ordinance: To permit a an addition that extends 6 feet into the setback area on the front of the existing building. Both Variances for 15 Beaver Dam Road in the Residential District, Lot 1A/122. The Chair outlined the procedure to be followed during the hearing and the Clerk read the Applications noting that they had been published in the Monadnock Ledger and the Keene Sentinel; certified notices mailed to abutters with all receipts returned. The Board unanimously agreed to accept the Applications as presented and the Chair read the Article and Section in question. Carl Carlson with the help of Schacht and Glenn Cee of Woodmaster presented his proposal. He addressed the five criteria for granting a Variance noting that the garage would be placed in front of an existing swimming pool and that the slope in back is so great that it would present a hardship to bring it up to grade. Mr. Belliveau an abutter questioned the setback from the side property line. It was established that it meets the required twenty feet. He also expressed some concern that water would drain onto his property. It was noted that there is a swale between both properties that accommodates drainage from a culvert which crosses the street. Steve Schacht commented on the curve of the road. Board member Rene Rabideau noted that the setback for the addition should be 21 feet and the Application was amended as such. There was no opposition to the proposal and it was noted that there are similar setbacks in the neighborhood. There being no further testimony Chairman Davis closed the public hearing and the Board went into deliberations. The Chair reiterated that the Board was voting on a twenty five foot setback for the garage and a twenty one foot setback for the addition. The Board addressed the five criteria for a Variance, each item individually and voted in the affirmative in all cases. Tom Davis moved to grant the Applications, submitted by Carl Carlson, for Variances to Article VI, Section C,3,a of the Antrim Zoning Ordinance to allow a 25 foot setback for a garage and a 21 foot setback for the addition on property located at 15 Beaver Dam Road in the Residential District, Lot 1A/122. Second Boyd

Quackenbush. The Vote: Donald Winchester, yes; Rene Rabideau, yes; Tom Davis, yes; Boyd Quackenbush, yes; Tom Lawless, yes. So moved unanimously. Boyd Quackenbush noted the abutter's concern relative to drainage.

Public Hearing concerning a request by Allen J. Hadley, Jr. for a Variance under Article XIII, Section D,3. of the Antrim Zoning Ordinance; to permit a manufactured housing unit on a lot on Old Cemetery Road in the Rural District. This lot presently owned by Annette LaCroix, Map 8B Lot 14. The Chair read the Article and Section in question and outlined the procedure for the hearing and the Clerk read the Application noting that it had been published in the Monadnock Ledger and notices sent to abutters with all receipts returned. Mrs. Hadley was present to present the proposal. After some discussion the Board unanimously agreed that this case should not be heard as a Variance but as a Special Exception. Mrs. Hadley was in accord. She stated that they (the Hadley's) have purchased the property and would like to live there. The plan is to place the manufactured housing on a foundation and to live in it until a home can be built. The Board addressed the criteria for a Special Exception and found that the application complied. There was further discussion about location and the number of mobile homes in the area. Since there were no abutters present and no testimony for or against the proposal, the Board went into deliberations. The Board addressed the criteria for granting the Special Exception as outlined in the Ordinance under Article XIII, Section A.

Tom Davis moved to approve the Application of Allen J. Hadley, Jr. for a Special Exception under Article XIII, Section D.3. of the Antrim Zoning Ordinance to permit a manufactured housing unit on a lot on Brackett Road in the Rural District (Lot #8B/14), subject to compliance with all Town and State Regulations. Second Tom Lawless. The vote: Donald Winchester, yes; Rene Rabideau, yes; Tom Davis, yes; Boyd Quackenbush, yes; Tom Lawless, yes. So moved unanimously.

Manufactured Housing: The Board discussed the Zoning Ordinance as it addresses "Manufactured Housing" and asked the Clerk to prepare a letter to the Planning Board asking them to review the present regulation taking in to consideration N.H.R.S.A. 674:32; Lunderville Trailer Park is closed; it is an answer to low cost housing; and that from the ZBA's point of view, there is a need for more definite regulation.

The Application of Robert R. Lechluder for a public hearing to place a mobile home on a lot on Old Pound Road presently owned by Thomas Fox, Etal. (Map 5 Lot 108) was scheduled for September 25 at 7:30 P.M. The Board will hold an organizational meeting at 7:00 P.M.

Meeting adjourned at 8:45 P.M.

Respectfully submitted,

*Barbara Elia, Clerk.*