

Minutes of the Antrim Zoning Board of Adjustment Meeting  
September 25, 1997.

Present: Acting Chairman Thomas Davis; Boyd Quackenbush; Rene Rabideau; Donald Winchester; Tom Lawless and Alternate Barbara Elia, Clerk.

Tom Lawless was sworn as a full member of the Antrim Zoning Board of Adjustment after serving for two years as an Alternate Member.

Acting Chairman Tom Davis opened the meeting at 7:00 P.M. and promptly stepped down for the purpose of nominations for Chairman. Rene Rabideau nominated Tom Davis for Chairman of the Antrim Zoning Board of Adjustment for the ensuing year. Donald Winchester second. Tom Lawless nominated Boyd Quackenbush for Chairman of the Antrim Zoning Board of Adjustment for the ensuing year. Tom Davis second. Boyd Quackenbush stated that he is unable to serve as Chairman for the time being. Tom Davis was elected as Chairman for the 1997/98 year by an unanimous vote of the Board.

Robert R. Lechluder/Thomas H. Fox, Etal - Concerning a Public Hearing for a Special Exception under Article XIII, Section D,3. of the Antrim Zoning Ordinance to locate a Mobile Home on Old Pound Road (Map 5 Lot 108) in the Rural District. Property now owned by Thomas H. Fox, Etal. The Chair read the procedure to be followed for the public hearing and a copy of the Article and Section in question. The Clerk read the application and reported that notice has been published in the September 4 issue of the Monadnock Ledger and sent to abutters return receipt. All receipts returned. Letters in opposition to the proposal from Janet H. and Wilton R. MacLaclan and Elsa Voelcker were read and made part of the record. Mr. Lechluder presented his proposal to place a double wide mobile home on a 3.17 acre lot on Old Pound Road. He stated that he will be placing a 48' x 26'8" structure on an Alaskan slab. He also testified that that it was the equivalent of a three bedroom home, vinyl sided with a pitched shingled roof. The only difference is that it has a steel frame underneath. The wheels will be removed when its placed on the lot. He provided a floor plan and picture for the Board's review. Dick Allen spoke for the proposal. Boyd Quackenbush had questions regarding this structure as opposed to a stick built house.

Russell Schmaltz of Old Pound Road spoke in opposition to the proposal. He commented on the fact that his house very old; and expressed the opinion that a mobile home in the neighborhood would diminish property values. He also expressed that this sort of use would proliferate.

Paul Boule, in opposition, of Old Pound Road stated that he agreed with Mr. Schmaltz and asked the Board to recognize the integrity of the neighborhood and not allow mobile homes to creep

into the area. Boule also expressed a concern for diminished property values.

Constance Kerwin, in opposition, of Old Pound Road spoke to the older, historic neighborhood and expressed the desire that it remain as it is.

Joyce Dunlap, in opposition, also spoke to the residential, fairly expensive nature of the homes and asked if there were any deed restrictions, which would prohibit the keeping of animals and location of mobile homes on these lots. The Board was unaware of such restrictions.

Paul Vanderwende, in opposition, also spoke to Deed Restrictions.

Mr. Lechlinder spoke in rebuttal saying that he will not tear down any stone walls unless necessary, the lot will only be partially cleared, and any animals would be household pets. He also presented a plan showing the proposed location of the structure.

Russ Schmaltz expressed his concern with a precedent that would radically change the neighborhood.

Dick Allen supported the proposal and referenced State law as it applies to mobile homes and expressed his opinion that this structure would resemble a stick built house.

Boyd Quackenbush suggested that this application be considered at a later date. The rest of the Board did not agree. Russ Schmaltz made a final comment that the use will not benefit the Town and would provide insignificant tax base in an area of houses of higher value. Lechlinder made the final comment that the steel beam running down the center and the steel frame of the building are the only differences from a modular home. The Chair closed the public hearing and the Board went into deliberations.

#### Deliberations:

The Board addressed the proposed use as a single family home and agreed that public perception of a mobile home is not the same as a modular home. The definitions are distinctly different. They spoke of the effect of the use on surrounding property values. Tom Lawless commented that the same use in other areas would be less controversial and that the proposal does not fit in with other uses in this area. The Board agreed that such use would adversely affect property values. The Board addressed the criteria for a Special Exception.

1. The proposed use is similar to other uses in the neighborhood. The Board unanimously agreed that the use was similar to other uses in the neighborhood in that it is a single family dwelling.

2. Approval would not adversely affect the neighborhood. The Board unanimously agreed that the use would affect property values.

3. Use would not create traffic congestion, etc. The Board unanimously agreed that it would not create traffic congestion, etc.

4. Consistent with the intent of the Zoning Ordinance. The Board unanimously agreed that in this location the use is not consistent with the intent of the Zoning Ordinance as there are no mobile homes located in this area.

5. Adequate and proper facilities have been provided. The Board unanimously agreed that inasmuch as the intent is to place the mobile home on an Alaskan Slab adequate and proper facilities have not been provided.

The Board unanimously agreed to deny the application of Robert R. Lechluder for a Special Exception under Article XIII, Section D,3. of the Antrim Zoning Ordinance to locate a Mobile Home on Old Pound Road (Map 5 Lot 108) in the Rural District. Property now owned by Thomas H. Fox, Etal. The Reasons for denial are:

1. The use is not similar to other uses in the neighborhood.
2. Use is not appropriate in an area of old historic homes.
3. Use does not comply with the spirit and intent of the Ordinance.
4. As presented the application did not show adequate and appropriate facilities.

Swiftwater Council Girl Scouts of America have submitted an application for a Variance for oversized signs at their property on Brimstone Corner Road. Hearing has been scheduled for October 30, 1997 at 7:00 P.M.

Law Lectures - Tom Lawless has indicated a desire to attend the law lecture in Peterborough on October 15.

Meeting adjourned at 8:30 P.M.

Respectfully submitted,  
Barbara Elia, Clerk

97 Old Pound Road  
Antrim, New Hampshire, 03440  
September 25, 1997

Town of Antrim Zoning Board  
Antrim Town Hall  
Antrim, New Hampshire 04330

Dear Zoning Board,

I have been a resident of Antrim living on Old Pound Road since 1983. I guess I am under the mistaken assumption that we are zoned 5 acres lots. I worry for my property values as half of the street is to be turned to gravel and now some one want to erect a double-wide trailer right on our road. I must protest. I can not see otherwise than this move would serve to lower our property values and degrade an otherwise pretty, scenic road. Please do not allow this variance to be granted.

Sincerely,

A handwritten signature in cursive script that reads "Elsa Voelcker". The signature is fluid and extends to the right.

Elsa Voelcker

September 13, 1997

Mr. Thomas Davis, Acting Chairman  
Antrim Zoning Board of Adjustment

Dear Mr. Davis:

We are writing in regard to the public hearing to be held on Thursday, September 25, 1997 at the Town Hall.

In the newspaper notice of the meeting we learned that a request for a special exception to Article XIII, Section D,3, to permit the location of a manufactured home on a lot on Old Pound Road had been made.

We cannot attend your hearing as we will be out of town on that date. However, we should like to express our thoughts on the matter.

Old Pound Road is in the historic district of Antrim. The old town pound is just a few yards up the road from the lot in question. Would a mobile home be appropriate in that setting? The other houses are compatible with the historic Antrim Center - the Grange Hall and the Stone Church. In the fifteen years we have lived in Antrim, this area has only grown more beautiful. We should like to see it remain that way.

We are, therefore, not in favor of a mobile home being located on Lot 108 on Old Pound Road.

Very truly yours,

*Janet H. MacLachlan Wilton R. MacLachlan*

Janet H. MacLachlan & Wilton R. MacLachlan  
58 Old Pound Road  
Antrim, NH