

Minutes of the Antrim Zoning Board of Adjustment meeting October 30, 1997.

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

The meeting was called to order at 7:00 P.M. The Chairman read the procedure to be followed during the public hearing. He asked the Board to introduce themselves, as noted above.

Swiftwater Council Girl Scouts of America (Camp Chenoa) concerning a public hearing for a Variance to Article XVII, Section B.10 and 15 of the Antrim Zoning Ordinance for their property on Brimstone Corner Road in the Rural Conservation District, map 5 lots 56 & 59. The Applicant proposes three oversized signs 51.5" x 84" (30.05 square feet). The Clerk read the application and noted that notice was published in the October 9, 1997 issue of the Monadnock Ledger and mailed to abutters by certified mail return receipt requested. All receipts returned. A fax from Daniel Robinson one of the owners of abutting lot 2/613 in opposition to the proposal was read. Jane Belke and Tom Farnham of the Girl Scout Council were also present and Jane Belke presented the proposal which is to place three signs, which have been designed by Maine Line Graphics and paid for by donors, at the entrances and to have a fourth further into the property to afford an opportunity for souvenir photos for visitors and campers. Tom Farnham testified that they would be placed between 20 and 25 feet off the road. Board Member Boyd Quackenbush asked why they could not be made a size that complies with the Ordinance. Belke testified that the Council was not aware of the size restrictions and had gone ahead with the construction of the signs. Tom Lawless expressed concern with being presented with what could be called a fait accompli, and suggested a negotiation with the opposing abutter. Don Winchester suggested that the Board first address the five questions.

1. No diminution in value to surrounding properties. Tom Lawless stated that while the signs were attractive they are far in excess of the nine square feet permitted and would not be appropriate in this rural area. All of the other Board members agreed with Tom and disagreed that there would be no diminution in property values.

2. Would be a benefit to the public interest. Tom Lawless agreed the this would direct people to the location. The other Board members disagreed as there was one abutter and opposition and the size of the signs are excessive as there are no similar signs in the neighborhood.

3. Hardship to the owner seeking the variance. The hardship is in the fact that the owner has made the signs without consulting

the requirements and this cannot be considered as prescribed by State Statute. The Board unanimously disagreed.

4. Substantial justice. The Board disagreed as the neighboring properties do not have signs and the signs proposed are excessive in size.

5. The Board unanimously agreed that the use would be contrary to the spirit and intent of the Ordinance, as it was created to control the proliferation of oversized signs and this proposal is to place these signs in the Town's most restrictive district.

The Board unanimously agreed to deny the Application of Swiftwater Council Girl Scouts of America (Camp Chenoa) concerning a Variance to Article XVII, Section B.10 and 15 of the Antrim Zoning Ordinance for three oversized signs 51.5" x 84" (30.05 square feet) on their property at 4 Brimstone Corner Road in the Rural Conservation District, map 5 lots 56 & 59.

Richard Smolag concerning an application for a Special Exception under Article XIII, Section D.3 to locate manufactured housing on a lot now owned by William and Arvilla Lang on Jameson Avenue in the Residential District, Map 1A Lot 133. The Clerk read the application and noted that it was published in the October 16, 1997 issue of the Monadnock Ledger. Notices were sent to abutters by certified mail return receipt. All receipts were returned. William Lang, Richard Smolag and Freda Hulett represented the Applicant.

Planning Board minutes re: Manufactured Housing. The Board reviewed the minutes and agreed to meet with the Planning Board at their December 4, 1997 meeting.

1998 Budget - The Board agreed to submit the same budget as 1997, \$500.00.

Respectfully submitted,
Barbara Elia, Clerk
Antrim Zoning Board of Adjustment