

Minutes of the Antrim Zoning Board of Adjustment Meeting August 20, 1998.

Present: Tom Lawless; Rene Rabideau; Donald Winchester and Boyd Quackenbush.

Tom Lawless was elected as Chairman.

The chair opened the meeting 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.

Michaela Ali Oglu concerning a Special Exception under Article IV, Section B.3 a to permit an additional apartment at property located at 49 Main Street in the Village Business District, tax map 1aA lot 199. The application was read by the Chair and reported that it had been reported advertised in the Monadnock Ledger 8/6/98, notices sent to abutters all receipts returned.

Michaela Ali Oglu advised the board that she wants to rent former space occupied by Northern Lights Dance Studio to another tenant. Chairman Lawless asked Michaela Ali Oglu if the location had ever been living space. Michaela Ali Oglu advised that she was not sure that the property was managed earlier by her husband. Chairman Lawless asked if anyone was in favor and there was no reply. Any opposing, Library Trustee Ruth Zwirner asked what the house was zoned for? Her main concern is the parking and usage of the driveway. She stated that there were questions before about tenants using the driveway, she was also concerned that there may be two additional units in the barn. Michaela Ali Oglu replied that Ruth Zwirner was incorrect that there are not two units in the barn that she has one unit which has always been there. Michaela Ali Oglu stated that if she were to rent the space to the mother/ daughter tenants it would result in fewer parking issues. Library Trustee Connie Kirwin also addressed the Board with her concerns regarding parking. She stated that there had been one accident. Board Member Boyd Quackenbush asked how issue is defined if apartment is already there, is it zoned commercially? Micheala Ali Oglu advised that the property is zoned both commercial and residential. Chairman Lawless asked Michaela Ali Oglu if she had an apartment permit and occupancy permits? Michaela Ali Oglu stated that she bought the property "as is" so she did not know. Board Member Boyd Quackenbush questioned if there is an issue, and if there was, what is it? Michaela Ali Oglu stated that she is willing to comply with all regulation although she feels it is not nessary and if she can't rent as an apartment then she will continue to rent it as commercial space. Board Member Donald Winchester asked why this was considered a Special Exception, Board Member Rene Rabideau explained that it is a conversion. Chairman Lawless asked Micheala Ali Oglu to clarify to the Board exactly how many units there are, Michaela Ali Oglu stated that here had always been three. Chairman Lawless moved to meet again with Micheala Ali Oglu and the Building Inspector on September 17, 1998 and

requested that some research be done to find out if all permits and regulations have been met.

Gerald R. Dumont concernig a Varience under Article V, Section C.l.d. to permit a shed within the 50 foot front yard setback area for property located at 135 Reed Carr Road in the Village Business District, tax map 8B lot 34. Chairman Lawless read the application and reported that it had been advertised in the Monadnock Ledger on 8/6/98, notices sent to abutters all were returned except for Kenneth F. Fales & Linda Totte of 139 Reed Carr Rd. Board member Rene Rabideau asked Gerald Dumont if he is considered Village District or Highway District, Mr. Dumont advised that he is Highway District, he stated that he had spoken with his neighbors and they had no objections. Mr. Dumont showed the map to the Board. Chairman Lawless asked how far from the road would shed be placed, Mr.Dumont advised about 15-20 feet. Board Member Boyd Quackenbush asked what size the shed would be and asked what the regulations for size of shed is. Board Member Boyd Quackenbush stated that the regulation is 65 feet from the center of the road and inquired to Mr.Dumont if he could possibly put the shed back a few more feet, Mr.Dumont stated that he can't because of snow pile up. Board Member Donald Wichester asked why Mr.Dumont could't put the shed next to the house, he replied that because of the snow pile up the only place he could put it and be able to access it is in the front yard. Chairman Lawless suggested doing a site view all members agreed. Meeting adjourned at 8:10 P.M. to do a site view. Meeting reopened at 8:35 P.M. (on site) after viewing the property the Chair closed the public hearing and the Board proceeded with deliberations. They addressed the five criteria for a varience:

1. No diminution of surrounding property - Unanimously agreed.
2. Public interest - Unanimously agreed.
3. Hardship - Unanimously agreed.
4. Substantial Justice - Unanimously agreed.
5. Spirit of the Ordinance - Unanimouly agreed.

The Board unanimously agreed that the appeal of Gerald R. Dumont for a Varience under Article V. Section C.l.d. to permit a shed within the 50 foot front yard setback area for property located at 135 Reed Carr Road in the Village Business District, tax map 8B lot 34, has been approved on the condition that:

- 1.The shed shall be located a minimum of 10 feet from the road right of way line. The shed shall measure no greater than 8 X 12 feet.

Board Member Donald Winchester advised that Thomas Cochran may be interested in becoming a member of the Antrim Zoning Board of Adjustment.

Meeting adjoured 9:00 P.M.

Respectfully submitted,  
Sherry Miller, clerk