

Minutes of the Antrim Zoning Board of Adjustment Meeting  
September 17, 1998.

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

The Chair opened the meeting at 7:00 P.M., introduced the Board as noted above, and outlined the procedure to be followed in the course of a public hearing.

Chairman Lawless advised the Board of Michaela Ali-Oglu's request to continue her hearing regarding a Special Exception under Article IV, Section B.3.a. to permit an additional apartment at the property located at 49 Main Street in the Village Business District tax map 1A, lot 199. The Board read the letter and Board Member Donald Winchester made the motion to continue the hearing on September 29, 1998 at 7:00 P.M. Tom Lawless second, unanimously agreed. Town Administrator, Kelly Collins will send a letter advising Ms. Ali-Oglu of the continuation and the results of her failure to attend said hearing.

Aiken Barn Trust concerning a Variance regarding Article VI, Section B.3.a. of the Antrim Zoning Ordinance to permit a Professional Office within the Residential Zone. Property located at 4 Aiken Street tax map 1A, lot 202. Chairman Lawless read the application and reported that it had been advertised in the Monadnock Ledger 09-03-98, notices sent to abutters all receipts returned.

David Penny President of the Aiken Barn Trust presented the proposal to purchase the Jackson property. Mr. Penny explained to the Board of the intention to provide office space to help recoup some of the expenses they have incurred with the purchase and they will also offer additional parking for the Library and town functions. The office space will be occupied by the Grapevine while their present building is being renovated. The Aiken Barn Trust will also provide meeting rooms for other organizations. The property owned by Charles Jackson was subdivided making the barn portion Residential and the front portion Commercial in 1977. Bob Bernstein addressed the five criteria all being a benefit to the public interest. Board Member Boyd Quackenbush questioned why this was not considered a Special Exception? According to the Antrim Zoning Ordinance a Professional Office can't be used in a Residential Zone without a Variance. Board Member Boyd Quackenbush made the request that this be brought to the attention of the Planning Board to add Professional Office to Special Exception. Library Trustee Ruth Zwirner read a letter from the Library Trustees stating 2 reasons why they are in favor of this Variance:

1. It will provide much needed parking space for Library patrons, especially when our new building expansion is completed.

2. It will provide space for drainage of the ground water that has for years flooded the Library basement.

The letter was signed by; Sharon Dowling; Lyman Gilmore; Connie Kirwin; Dana Welch and Ruth Zwirner.

There were no abutters present to oppose the request. Chairman Lawless closed the hearing and the Board went into deliberations.

The Board addressed the five criteria for a Variance:

1. No Diminution of surrounding property. Unanimously agreed
2. Public interest. Unanimously agreed
3. Hardship. Boyd Quackenbush, yes; Tom Lawless, yes; Donald Winchester, yes; Rene Rabideau, no. The consensus is yes.
4. Substantial justice. Unanimously agreed
5. Spirit of the Ordinance. Unanimously agreed.

The Board unanimously agreed to grant the application of:

The Aiken Barn Trust concerning a Variance regarding Article VI, Section B.3.a. of the Antrim Zoning Ordinance to permit a Professional Office in a Residential Zone at the property located at 4 Aiken Street, tax map 1A, lot 202.

The Board discussed changing meetings to Tuesday nights as needed, it was decided that meeting would in fact be held on Tuesdays.

Chairman Lawless will be in contact with Thomas Cochran, he will become a new member of the Antrim Board of Adjustment.

Board Member Donald Winchester made the motion to adjourn, Boyd Quackenbush second.

Meeting adjourned 8:55 P.M.

Respectfully submitted,  
Sherry Miller, Clerk