

Minutes of the Antrim Zoning Board of Adjustment Meeting
September 29, 1998.

Present: Tom Lawless, Chairman; Renee Rabideau and Don Winchester.

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.

Michaela Ali-Oglu for 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 1A lot 199. The clerk read the application and reported that it had been advertised in the Monadnock Ledger 8/6/98, notices sent to abutters all receipts returned.

Chairman Lawless read the Zoning Regulations regarding Special Exceptions in the Village Business District and explained why it would know be a multi-family unit. Chairman Lawless read from pages 55-56 A,B,C and D of the Antrim Zoning Ordinance. Chairman Lawless apologized to Ms. Ali-Oglu for the Town not being aware of the second unit being in place and he requested that the meeting adjourn to go over to view the Ali-Oglu property. Ms. Ali-Oglu agreed. Meeting adjourned for site-review at 7:15 P.M.

Chairman Lawless reconvened the meeting at 7:40 P.M. and asked Ms. Ali-Oglu to present her appeal. Ms. Ali-Oglu stated that there were other apartments in the immediate area such as, over Edmunds hardware, over the Antrim Village store and along the Main Street, Ms. Ali-Oglu stated that her apartments are clean reasonably nice and she is very careful as to who she rents to. She stated that she tries to rent to couples or to a single parent with only one child. Tenants are only allowed two vehicles per unit so she believes parking will be better than when it was a Dance Studio because traffic would not be entering and exiting hourly. Ms. Ali-Oglu stated that there is a dumpster placed outback and tenants are not permitted to have any trash outside of their apartments. Ms. Ali-Oglu has read the Zoning Regulations and she feels that she is in compliance with all. Chairman Lawless asked if there was anyone in favor - there was no response. Chairman Lawless asked if anyone was opposed? Richard Morrill owner of Antrim Video stated that he was concerned with the parking. He stated that people tend to park in his area and he has trouble with plowing and doesn't want to have to track down her tenants to move there cars so he can plow. He did view the parking area at Ms. Ali-Oglu's and Chairman Lawless asked if he was satisfied with that parking lot? He said that yes it is large enough, although he knows that in the winter months people have a hard time coming up over the hill at the top of her driveway, he thinks this will create people parking in his lot (which is across the street). Ms. Ali-Oglu assured Mr.

Morrill that she will tell all tenants that they are not to park over there. Mr. Morrill advised the Board that he is satisfied.

Chairman Lawless asked Art Stenberg (Antrim's Building Inspector) if he had anything to add, he stated that the apartments will need to have smoke detectors installed, they need to be located in each bedroom and in each hallway, of each apartment he also wants handrails placed on all staircases and he would like to see a fire extinguisher located in each apartment. Art Stenberg has put a three week time frame for these additions to be made (October 20, 1998). The Chairman closed the hearing and the Board went into deliberations.

The Board addressed the eight criteria for a Special Exception:

1. Each dwelling unit shall have separate and complete kitchen and bathroom facilities. Unanimously agreed.
2. Each dwelling unit shall have a minimum of 400 square feet of livable floor area. Unanimously agreed.
3. There shall be no exterior alteration of the structure except to provide for separate entrances. Unanimously agreed.
4. Each unit shall have a safe and proper means of ingress and egress. Unanimously agreed.
5. The residence to be converted must be in existence as of the effective date of this Ordinance. Unanimously agreed.
6. Only dwellings and attached accessory structures shall be used for residential conversion apartments. Unanimously agreed.
7. The number of conversion units permitted on any lot shall be determined by dividing the lot area by 10,000 square feet. However, the maximum number of units shall not exceed three (3) units in any dwelling, including any attached structure. Unanimously agreed.
8. Each conversion apartment shall have separate off-street parking as provided in Article XV. Unanimously agreed.

The Board unanimously agreed to grant the Special Exception requested by Michaela Ali-Oglu for a conversion apartment under Article XIII, Section D.1. of the Antrim Zoning Ordinance for property located at 49 Main Street tax map 1A lot 199, subject to the conditions listed below,

CONDITIONS:

1. Smoke detectors be installed and placed in each apartments bedrooms and in each apartments hallways.
2. Handrails put on all staircases in each apartment.
3. Each apartment must have a portable fire extinguisher.
4. Subject to the approval from the Antrim Planning Board.

There was some discussion regarding Tom Cochran becoming a member of the Antrim Board of Adjustment, Chairman Lawless will be contacting him so he can meet with Selectmen to be sworn in.

Chairman Lawless read a letter to Maxfield Martin from Kelley Collins regarding, building permit requirements. Chairman Lawless asked the Board if they felt comfortable with him contacting Mr. Martin and trying to resolve the matter. There was some discussion and the end conclusion was that Chairman Lawless will speak with the Town Administrator Kelley Collins and ask for her suggestion.

Board Member Don Winchester made the motion to adjourn. Renee second. Meeting adjourned 8:25 P.M.

Respectfully submitted,
Sherry Miller, clerk