

**Minutes of the Antrim Zoning Board of Adjustment Meeting February 4, 1999.**

**Present: Tom Lawless, Chairman; Renee Rabideau; Don Winchester; Boyd Quackenbush and Tom Cochran.**

The chair opened the meeting and introduced the Board, as noted above, and outlined the procedure to be followed in the course of a public hearing.

Chairman Lawless read the application received from The Nature Conservancy, Route 9 & Loveren Mill Road ( Tax Map 9, Lots 10, 11, 12, 15, 17 and 47 ) in the Rural Conservation and Highway Business District to consider a Variance to the requirement of Article XIV Section S.2.b.

Steve Perron who is on "loan" from the Society for the Protection of NH Forest to the Nature Conservancy approached the Board and explained to the Board and public that the Nature Conservancy has purchased the Olsen land and that Winslow S. Caughey had generously donated his land to the Nature Conservancy. Mr. Perron displayed a map which showed the specific acreage of the lots to be subdivided. Parcel A will consist of 340 acres and will remain with The Nature Conservancy, parcel B which is along the river and Loveren Mill Rd. will consist of 210 acres and will be sold with conservation restrictions to Meadowsend Timberland and will provide a 50' easement to parcel A which is a back lot, parcel C which is along Route 9 will consist of 62 acres and will be sold to NH Fish and Game, they could possibly put in a gravel parking lot for people to access the water for fishing, ect. There is an existing road that is very travelable that is to be conveyed to Meadowsend Timberland seeing that they are the ones that will primarily use this road. Richard and Lorraine Carey Block live on Loveren Mill road directly across from parcel B, they have sent a letter and a handout ( Historical Survey of the Loveren Mill area, which is attached ) their primary concern is with the preservation of the irreplaceable historic resources of this area. They are asking that the information in the handout be carefully considered within the forest management plan. Mr. Perron stated that any cutting would need to be approved by the forest management plan. Mr. Block said that in theory things sound ok although he would like a condition attached. Mike Oldershaw suggested that the letter and handout that Mr. and Mrs. Block provided become apart of the Nature Conservancy's plan and entered into the minutes. Mr. Block would like to see every possible effort to be made in consideration to the old stonewalls, ecology, foundations ect. He would like to see it kept well protected. Mr. Perron has done a lot to purchase this property and has every intention to protect it. Chairman Lawless had stated that if property is sold in the future they would need to re-submit for a Variance, Mr. Perron stated that the easement goes along with the land. 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. Unanimously agreed.
4. Substantial justice. Unanimously agreed.

5. Spirit of the ordinance. Unanimously agreed.

The Board unanimously agreed to grant the application of:

The Nature Conservancy for a Variance concerning Article XIV, Section S.2.b. of the Antrim Zoning Ordinance to permit a 50' easement rather than a fee simple right of way.

Respectfully submitted,  
Sherry Miller