

Minutes of the Antrim Zoning Board of Adjustment meeting May 11, 1999.

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

Chairman Lawless called the meeting to order at 7:10 p.m. and introduced the Board as noted above.

Board Members Boyd Quackenbush and Don Winchester asked that after reading RSA 674:32 was this hearing in fact necessary. Chairman Lawless stated that Manufactured Homes is not a permitted use in the Highway Business District therefore, a Variance would be needed. Matt Miller introduced himself as the owner of the property. He inquired as to what is permitted in the Highway Business District. Chairman Lawless read the complete list of permitted uses from the Antrim Zoning Ordinance. Mr. Miller inquired as to why this wasn't considered a single-family dwelling? Chairman Lawless stated that Manufactured Homes have their own definition. Boyd Quackenbush stated that he had spoken with Rod Zwirner who was involved with the Planning Board when the Ordinance was set, and he stated that so long as the Manufactured Home was to be located within a reasonable place in Town and no abutters were in objection the Zoning Board could not set any obstacles. Chairman Lawless stated that his interpretation of RSA 674:32 and the Zoning Ordinance is that Manufactured Housing is not mentioned as a permitted use.

Chairman Lawless read to the Applicant and Owner the five criteria that is required and asked them to address each of the criteria.

1. The proposed use would not diminish the surrounding property values. Mr. Miller stated that it would not decrease the value whereas the surrounding properties are also Manufactured Homes.
2. Granting the Variance would be of benefit to the public interest. Mr. Miller stated that right now the taxes for the land only are approximately \$450.00 and after they put their home on the land the taxes will increase to around \$1800.

Chairman Lawless closed the meeting at 7:26 p.m. to go and view the site. The meeting reconvened at the site at 7:35 p.m. and Mr. Miller described to the Board where the boundaries were. Board Members viewed the abutting property which is also a Manufactured Home. Mr. Miller explained where the driveway is proposed to be and stated that there would be no trees taken down in the front to provide privacy and after all site work is complete the home would not be visible from the road. Chairman Lawless inquired as to how much acreage they have. Mr. Miller stated that there is 3.8 acres. At 7:40 p.m. the Board closed the meeting to head back to the Town Hall. The meeting reconvened at 7:50 p.m. at the Town Hall and 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:

Dave Ashford and Sue Marcotte for a Variance to Article XIII, Section D, 3 of the Antrim Zoning Ordinance to permit a Manufactured Home on land situated in Antrim Tax Map 7, Lot 78 located in the Highway Business District.

The Board met with Robert Thomas of 107 Mountainside Drive Tax Map 7B, Lot 19. Mr. Thomas wants to add a deck onto his house, but it will be 22 feet from the high water mark. It was noted that PSNH owns the water rights and the high water levels vary. Mr. Thomas stated that he just wants to square off the porch that is presently there so it really won't be any closer than it already is. Chairman Lawless said that even though others have added decks they have done so without building permits and they could in the future be told to tear them down if they are in fact violating the Zoning Ordinance. Chairman Lawless asked when the building was built? Mr. Thomas stated that the house was built in 1958. Chairman Lawless advised Mr. Thomas to apply for a Variance.

Respectfully submitted,
Sherry Miller, Secretary