

Minutes of the Antrim Board of Adjustment Meeting August 7, 1990

Present: Marianne Moery, Chairman; Mary Allen, Clerk; Patricia Hammond-Grant; Everett Chamberlain; Howard Humphrey, Sr.

The Chairman opened the meeting at 7:30 P.M. and introduced the Board sitting for the Public Hearing for Winslow and Gloria Sawyer, Jr; Mary Allen, Clerk; Patricia Hammond-Grant; Everett Chamberlain; Howard Humphrey, Sr.

Winslow A. Jr. and Gloria A. Sawyer concerning a request for a Variance to Article XV, Section C. of the Antrim Zoning Ordinance. The Applicant proposes to reconstruct a seasonal cottage in the Lakefront Residential District. The Chairman, Marianne Moery opened the hearing and outlined the procedure to be followed for this hearing. The Clerk, Mary Allen read the Application and reported that notices have been sent to the abutters and that all receipts have been returned except that of the Applicant. The hearing was advertised in the Peterborough Transcript dated July 26, 1990 and posted in two places in Town. There is no correspondence. The Chair outlined the five criteria for granting a Variance on which the Board will base its decision. She also explained that any hardship must be inherent in the land. Winslow Sawyer presented the proposal. The Applicants have owned the property for five years and they are unsure of the safety of the building as it is infested with carpenter ants. They have been advised by different contractors that the best course of action would be to take the building down. Mary Allen read the building permit application, which is for a two story frame building with a cement foundation twenty six feet square. The proposal includes adding another holding tank for septage. Mary Allen pointed out that if this were truly a replacement it would not include the second story. It was noted by Mr. Winslow that this is a quarter acre lot and the building is ten feet from the lake. Allen asked the Applicant if he had documentation from the State relative to adding the holding tank. Mr. Sawyer assured the Board that the existing tank is working and that they wanted the additional tank for their own peace of mind. The Applicant agreed that this additional tank is not necessary and that they can leave it off the plan. As a result of questions from Mary Allen it was established that the installation of a cement foundation would probably not disturb the existing tank and that the State had not been consulted about the addition of another tank. It was observed that the assessment card indicates that the building is twenty two feet by twenty five feet. It was determined that the 26' x 26' measurement includes the area of the tree on the corner and the entry stairs which are covered by a roof. The building has been squared off to 26' x 26'. Grace Reinstein representing her mother in law, Rachel Reinstein, an abutter spoke in favor of the proposal. There was no testimony against. Chairman, Marianne Moery indicated that she was not familiar with the property. Mary Allen read into the record the five criteria for granting a Variance:

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. By granting the permit substantial justice would be done.
5. The use must not be contrary to the spirit of the ordinance.

And she read Article XV, Section C.2. Gloria Sawyer suggested that the fact that the number of bedrooms was reduced to 2 could be considered in the Board's deliberations. Winslow Sawyer explained the proposed layout of the rooms, which would consist of two bedrooms upstairs and the living area downstairs. There would be 1 and 1/2 baths. Mary Allen expressed her concern for the viability of the plan for septic disposal and the proximity of the property to the lake. Marianne Moery suggested a site review keeping the public hearing open. The secretary was asked to gather some information on State requirements as they pertain to septic disposal. On an affirmative vote of the Board it was agreed that they will meet at the Town Hall for a site review of the property at 5:30 P.M. on Monday August 13 and to meet for deliberations following the review.

Meeting Adjourned to the Antrim Gym for a Public Hearing for Harry Page representing the Trustees of Hawthorne College for a Variance to permit an Institution Use, to wit, Correctional Facility Level 1,2 and 3 in the Rural District.

Respectfully submitted,
Barbara Elia

Conversation with WSPCD August 8, 1990

1. The holding tank should be a tank with an alarm system
2. The use should not be enlarged, there should be the same number of bedrooms and the use should be on a seasonal basis. He pointed out that the addition of a second story would enlarge the use.
3. Expressed the desirability of encouraging the Applicant to get some plans which meet the current regulations into the WSPCD office. This is not mandatory.
4. A holding tank cannot be expanded, converted or relocated without state approval.

5. A holding tank is not designed for expansion of use, it is a stop gap measure to allow use of a property.

Barbara Elia
8/8/90