

Zoning Board of Adjustment  
Hinsdale NH  
6-13-17

Present: CDC Kathryn Lynch, James MacDonell, Jim Waters, Chair Todd Page, John Smith, and Ken Howe. Applicant was present and no members of the public were present.

7:00 p.m. Chair Page called the meeting to order. Chair Page read the public notice for a Variance Application submitted by Now & Then Vehicle Club Inc., for tax map 28 lot 4, 939 Brattleboro Rd., in the Roadside Commercial District. Bruce Gauld explained that the car show is at Phantom every Saturday night from May – October and would like to display an A Frame sign during this time. He came into the office and asked if this was possible and was told that temporary signs can only be up for 60 days per one calendar year. The cars show is open to the public and free. They exhibit cars and the signs help notify people of these Saturday night events. The sign is very heavy and is a pain to move. He presented a letter from Phantom allowing the sign on their property.

Mr. MacDonell asked what size the sign is. (The sign is 4x4).

Mr. Howe asked if there will be more signs. (No, they only need the one sign).

Chair Page explained with no public present he would summarize the case.

The Board felt that the application was pretty straight forward and the applicant is only asking for one A Frame sign on a property in the Roadside Commercial District.

Mr. Smith made a motion to approve the Facts. He was seconded by Mr. MacDonell. The motion passed unanimously.

The Board worked on the Statement of Reasons.

1. Granting the variance (would – **would not**) be contrary to the public **interest** because:

Signs are expected to be seen in the Roadside Commercial District.

2. The **spirit** of the ordinance (**would** – would not) be observed because:

Signs are expected to be seen in the Roadside Commercial District, and they are only requesting one sign.

3. Granting the variance (**would** – would not) do substantial **justice** because:

It is a great event for the public, it is free and it generates traffic to other local businesses.

4. For the following reasons, the **values** of the surrounding properties (would – **would not**) be diminished:

The property is Commercial, signs are expected.

5. **Unnecessary Hardship**

A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

1. There (**is** – is not) a fair and substantial relationship between the general public purpose of the ordinance provision and the specific application of that provision to the property because: There would not be proper advertisement to the public without the sign.

2. The proposed use (**is** – is not) a reasonable one because: The sign is in the R/C District, it is expected. They need to properly advertise their event with the sign.

Mr. Smith made a motion to approve the Statement of Reasons. He was seconded by Mr. MacDonell. The motion passed unanimously.

Mr. Smith made a motion to grant the Variance for one A Frame 4x4 sign annually for the months of May – October. He was seconded by Mr. Waters. The motion passed unanimously.

Board Business:

Mr. MacDonell made a motion to approve the minutes dated 4-11-17 as presented. He was seconded by Mr. Howe. The motion passed unanimously.

CDC Lynch explained that the Fostyck Variance is up June 30<sup>th</sup>. She has been in communication with the contractor. He explained that he would have more information for her by Friday the 16<sup>th</sup>. CDC Lynch explained to him that there has been a problem with communicating, he apologized and assured her communication would be better. It was explained that if they receive the closing information they would need three weeks to construct the home on the Tower Hill site. CDC Lynch explained that if they cannot get approval to move the home it would need to be removed by June 30<sup>th</sup>.

CDC Lynch explained that there has been no communication with the daughter of the Rizzi home. The Board advised her to contact Probate Court. If no appeal has been filed then contact the Town Attorney on how to proceed.

Mr. Howe made a motion to adjourn. He was seconded by Mr. MacDonell. The meeting ended at 7:15p.m.

Respectfully submitted,

Kathryn Lynch