

May 23, 1973

*A regular meeting of the Planning Board was held for the purpose of having a Special Hearing to present to the public an admendment to sub-division rules and regulations, on May 23, 1973 at 7:30 P. M. in the Town Hall, Antrim, N. H.*

*Members of the planning board present were:- Stanley Tenney, Chairman, William Abbott, Charles Gilmore, Harold Grant, Richard Scacht., also 45 citizens from the Town.*

*Many questions were asked of the Planning Board, such as., how did we arrive at footage, why do we consider this admendment necessary, what if land does not meet our requirements, but does ~~meet~~ with State approval, if one has an acre of land outside of the precinct, can a house be built on this property, how far does the water district extend beyond town line, etc. All question were answered to the satisfaction of those present apparently as all were in favor of the admendment, with one exception, and only in so far as it was felt that one acre would be preferable to the 2 acres required.*

*It was explained to the public that one can apply for variance to the Planning Board and if then not satisfied with their decision, they have recourse to legal action.*

*During meeting Mr. Abbott read the following letter from Mr. Herbert T. Nilson, who is Public Health Officer in Massachusetts.*

*"*

*May 21, 1973*

*"Mr. William Abbott, Uplands Farm, Antrim, N. H.*

*Dear Bill:*

*I am writing to you because I am unable to attend the hearing on the proposed zoning regulations, Wednesday evening, May 23, 1973. Over the years as a Health Officer in Massachusetts I have been able to observe firsthand the effect on local health problems of good and poor zoning laws.*

*A town that has laws requiring a lot size adequate to support its own water supply and septic system ends up with far fewer troubles as the town grows. Towns in eastern Massachusetts that have 1/2 acre and 1 acre lot requirements have all had to turn to Town Sewer as well as a municipal water supply.*

*The towns that require 2 acre and larger lot sizes are still able to maintain private warer supplies and septic systems.*

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*The argument used by opponents of large lots and that 2 acre zoning will lower land values does not hold true. The Towns of Carlisle, Lincoln and Dover, Massachusetts are examples where the larger lot requirements have raised land values higher than the land in adjacent towns with smaller lots.*

*If you wish an example of what small lot size can do to the environment, first visit Quechee, Vermont. The appearance and health problems caused by over crowding are evident.*

*I'd like to strongly urge the Town of Antrim to pass a minimum 2 acre lot requirement followed by enforcement by a good Zoning Board and a strong Health Department. "*

*Very truly yours,*

*Herb*

*Herbert T. Nilson  
Public Health Officer  
Massachusetts Certificate #98*

*The Planning Board does not have the authority to pass on allowance for "cluster" land developments, but it can be submitted to the Planning Board sub-division and be taken care of.*

*If there is any question on variance the Planning Board must use its own good judgment, taking into consideration any hardship involved. No special meeting is necessary re; variance, but we can call a meeting if we deem it necessary.*

*It was mentioned that 1 year ago zoning went by the board, but the board will continue future study for a plan to be presented at our next Town Meeting.*

*Many questions were asked regarding zoning.*

*It was suggested that we have a show hands for those in favor of the new sub-division regulation - all were in favor. It was then suggested that those in favor of zoning - all present were in favor.*

*A Public Meeting was suggested before the zoning plan was ready for Town Meeting.*

*Meeting adjourned at 9:15 P. M.*

*A meeting of the Planning Board was held after the Special Hearing and voted that the amendment be accepted as presented and read.*

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*Charles Gilmore will see that original admendment be recorded at the registry of deeds and also registered with the Town Clerk.*

*The Secretary will see that it is published in the local papers.*

*Mediel Dudley*  
Secretary

*The following admendment was adopted by the Antrim Planning Board, Antrim, N H. on May 23, 1973.*

*"G. Minimum Lot size:*

*"Each lot in any subdivision shall consist of not less than 2 acres and shall have a minimum of 210' road frontage and a minimum of 200' depth. Provided, nevertheless, any lot serviced by the Town of Antrim water system shall consist of not less than 1/2 acre and shall have a minimum of 100' road frontage and a minimum of 200' depth. "*