

PLANNING BOARD MEETING
Antrim, N. H. 03440

A meeting was held on November 6, 1975, at the Little Town Hall in Antrim, N. H., to discuss "The Master Plan" that must be developed by the Town of Antrim per order of the State Department.

In Attendance at this meeting were:

Planning Board Members

Mr. William Abbott, Mr. Peter Merrifield, Mr. Richard Schact,
Mr. Harold Grant, Mrs. Mildred Dudley

Alternates to the Planning Board

Mr. Robert Edwards, Mrs. Patricia Novack, Mrs. M. Irene Davis

Guest:

Mr. Robert Cogswell, Keene Planning Board Chairman
and several members of the Committees of the Town of Antrim

The meeting started at 7:40 p.m. Mr. Abbott introduced Mr. Cogswell who introduced the master plan concept and how it came to be in Keene. He brought with him various booklets and pamphlets that the City of Keene's Planning Board had developed. Mr. Cogswell spoke of the purpose of the meeting that being, to assist the Antrim Planning Boards endeavor to develop a Master Plan for our town. He spoke of the State saying it must be done but that there was so far no time frame or deadline.

Mr. Cogswell pointed out that the main thing in starting this endeavor was the towns people should and must participate. We could and should reach the town by having hearings and could get the peoples reactions and feelings as to how they want their town to develop. He said that the first thing we did, should be directed toward creating community goals and re-emphasized the need for the Towns people to be involved. There has to be a way to all sit down and develop a plan that would be useful for all of us. He also said reasonableness should be emphasized. Some of the questions that have to be asked and answered with this Master Plan are:

1. Economic Base: Where is the money coming from?
2. Transportation Plan: If it applied?
3. Land Use Plan
4. Housing Environmental Plan
5. Community facilities study: What is available for Recreation?
6. Fire Lines must be considered
7. Stop blight areas from spreading

It should be emphasized here there are many more points than are listed above these are only some. He also said that lay people should make the final decision. This gives the Board regress. Mr. Cogswell stated that one of the ways to begin was make an inventory of the community. Define the use of assets and potential liabilities. The Neighborhood Concept could be employed. He spoke of communications, information about what was happening must come out in any form that is possible. The discussion was at this point opened for questions.

Mr. Abbott asked how to find community goals; Mr. Cogswell answered the Committee developed them. The Chief of Police tells the problems that confront his department likewise the Fire Department. The Committee would or could develop a Questionnaire and have a door to door canvas. He pointed out that 90% of the Town must be hit.

Mrs. Ellison asked if a Master Plan was developed would it go to the voters. He said yes. Dorothy then asked after that then what. He answered implementing would begin after the Master Plan indicated problem Areas. The Selectmen could develop ordinances to control and restrict. Zoning would conceivable have to be changed. He said the Master Plan is the Plan, the ordinances are what makes it work.

The Meeting ended at 9:00 p.m.

Submitted by,



M. Irene Davis

MID:gg
11/18/75

Bob Caldwell speaker who has been a member of the Keene Planning Board for three years, formerly lived in Ohio.

Lead a most interesting and informal meeting going into detail as to how the City of Keene has faced the battle of a master plan and detailing the years and the problems they faced.

Noted that it would be better not to get professional help (expense involved) but work at the town level.

Since the State of New Hampshire has now required a master plan it would be for our interest to get started before certain standards are required and have to be met.

A master plan requires citizen participation (extensive amount of planning such as soil study, fire protection, water and sewerage problems) and money factors involved. Certain areas of the community could be held as open space land.

Recreational use such as cleaning up swamps and providing areas for children.

Construction requires citizen participation and lay people in the area of construction should be able to participate in meetings with the planning board.

We should start with an inventory of community assets and liabilities.

A master plan should now be started since large cities like Keene are pushing contractors out of the area because they have such tough zoning ordinances, etc. and they will be looking for land to build on and where will they be going.

Suggested that when a developer brings in a plan to the planning board, the board should go to the site to see what he will be going with this subdivision.

The public should be informed of all planning board activities perhaps through the church bulletin or some other means. If not involved the easiest answer is always "no" when they are uninformed.

Dick S. Scope of towns that have planning and have jumped into the program.

There are five in the county. Land Use Plan is coming down the pike and if started we would have a better chance. New Hampshire history tremendous home rule. We should make it so it is not rigid and does not make anyone feel uncomfortable.

Community goals - questionnaire. Pick cross sections of town and

take housewives, etc., have report on police problems, tax collector problems, land that is behind in taxes and possibly the chance of the town acquiring the land.

Keene took their questions on a door to door basis and received about a 90% average.

Dot: If master plan developed is it put before the voters?

Abbott: We have to have the money.

We were informed that a master plan does nothing but amendments of zoning, etc. will take place thereafter.

Suggested that we start with the state and county level since professional help is so expensive.

Dot: Ask about the town building up a capital fund for the acquisition of land, etc.

Dick S. asked about mobile homes and mobile home parks.

A mobile home is a mobile home and is subject to the requirements. Since buildings are now so expensive and young people like to have their own residence this is something that should be taken into consideration with trailer parks. A modular home is considered a home.

Mr. Donahue spoke about changing zoning ordinances and not getting into a master plan.

After all conversations, it came down to we will soon have to have the master plan anyway.