

Minutes of the Antrim Planning Board - May 22, 1980

The meeting was called to order at 7:30 p.m. by the Chairman, and the following members - a quorum - were present:

Gordon Allen
Jim Dennison, Chairman
Fred Elia
Harvey Goodwin, Vice Chairman
Lloyd Henderson, Counsel
Jon Medved, Secretary
Paul Mercier, Selectman
Kathy Wasserloos
Bob Watterson

Contoocook Valley Development Corp./Travers L. and Dolores M. Rank and
Travers A. Rank/Route 202 and Contoocook Drive

A public hearing was conducted regarding the subdivision of this 17.7 acre lot. The subdivision (Lot #2) in the south western corner of the land would be 2.6 acres with 150' of frontage on Contoocook Drive. The remaining land (Lot #1) is being purchased by the Ranks from Contoocook Valley Development Corp. They plan to sell Lot #2 to Jim Blackmore of Bible Hill Road in Bennington. Mr. Blackmore intends to construct a two story building, live on the second floor and run Yankee Woodstove (his woodstove assembly business) out of the first floor.

Seven abutters appeared at the hearing and expressed their concerns regarding this subdivision. Primarily, they were concerned about the type of business going into this land and the possibility that it would be a nuisance to the neighborhood. They were worried about the possibility of noxious odors, noise pollution and air pollution. The Board indicated that such possible problems were regulated by the Town's Zoning Ordinance. A question was addressed as to a prior subdivision of this property and a map was found in the files from June, 1978 showing a subdivision in the north western corner of the land bordering Goodell Road. This map was marked "for reference purposes only" and no approved prior subdivision of the land could be found in the files.

All requirements for a proper public hearing were completed prior to the hearing and the subdivision meets all requirements of the Town's subdivision regulations. Mr. Rank, however, has yet to obtain Water Pollution and Control approval. Pending receipt of this approval and a proper mylar map, the Board voted to provisionally approve the subdivision.

Elderly Housing

Catherine Larson of the Southwestern New Hampshire Regional Planning Commission appeared to brief the Board on the proposed Zoning Ordinance amendment to allow for Elderly Housing in Antrim. Additionally, Town Attorney Lloyd Henderson who had met with Charlotte Sobell (the Director of Housing Management and Production, New Hampshire Housing Commission), appeared to review his discussion with her.

The Board's chief question to both Mr. Henderson and Ms. Larson was "Could the Town approve multiple family dwellings in Antrim and restrict their use to the elderly?" Ms. Larson felt this was appropriate given that the Town's Master

Plan was well under development and key findings of that Master Plan included the fact that Antrim has one of the highest per capita populations of elderly people in the state. Additionally, it was pointed out that the Town voted down open multiple family dwellings in a ballot vote this year, while endorsing the concept of elderly housing at the Town Meeting.

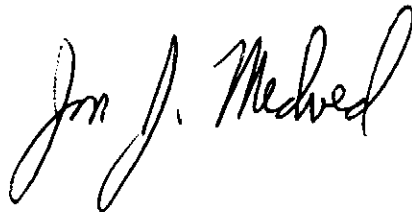
The Board agreed that 12 units per acre would be a reasonable density for elderly housing in Antrim. Given this, the Chairman agreed to draft a recommended paragraph to revise the Town's Zoning Ordinance. When this is completed, the Chairman will contact all members of the Board so that the process of amendment may be expedited.

Subdivision Requirements

The Chairman presented a revised paragraph for 3.03 Preliminary Hearings. The entire "Subdivision Regulations" has been rewritten at this point and the Board will begin the procedure to have the revisions adopted pending final review of all the revisions.

Upon motion duly made and seconded the minutes from the May 8, 1980 meeting were approved as submitted.

Upon motion duly made and seconded the meeting was adjourned at 10:05 p.m.

A handwritten signature in black ink, reading "Jon J. Medved". The signature is written in a cursive style with a large, looping initial "J".