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MINUTES OF ANTRIM PLANNING BOARD MEETING

April 8, 1982

Those present: James Dennison, Harvey Goodwin, John Jones, Bruce Kierstead, Rodman Zwirner. Also Town Counsel Lloyd Henderson.

Absent: Kathy Wasserloos, Robert Watterson, Jerry Wright.

Second Public Hearing on Zoning Change for Elderly Housing

In attendance: The Antrim Board of Adjustment - Mary Allen, Robert Flanders, Ed Hemas, Howard Humphrey Sr., George McLean, David Penny, Marguerite Roberts (Harvey Goodwin) The Antrim Selectmen - Katherine Ring, Leslie McNeil, (John Jones). Interested Citizens - Alycema Flanders, Fred Roberts, Nancy Dennison.

For Boston Investment and Development Corp. - Robert Kargman, Richard Minturn.

The first public hearing, as required by statute, was held on March 18, 1982. (See minutes thereof.) The necessary second hearing was given public notice in the Contoocook Valley Advertiser, issue of March 24, 1982. In that notice was the following: "The Proposed Amendment is that published in the March 3, 1982 issue of the Contoocook Valley Advertiser. No changes in the Proposed Amendment were made following the first public hearing held on March 18, 1982." The copies of the proposed amendments, which were posted on two official Town bulletin boards, were altered on March 25 to show the date of the second public hearing.

The second public hearing was called to order at 7:45 p.m. The Planning Board Chairman reviewed the cause and purpose of the proposed zoning change, ^{and} recapitulated what had happened since the Developer first notified the Planning Board on February 25 of the necessary changes.

The Developer, BIDCO, then exhibited a new layout of the elderly housing buildings. Since the first hearing on the zoning changes, the Developer had been able to go over construction costs, specifications, and funding, and had found it possible to abandon the unpopular single, two-story, 40-unit building and return nearly to the plans originally approved by the Town in October, 1980. Current plans, which will be filed immediately with the New Hampshire Housing Finance Authority, call for five two-story buildings, each containing 8 dwelling units, four on each floor. One building will have the Community Center attached.

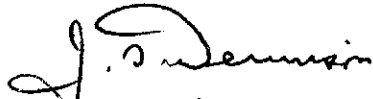
The present Antrim Zoning Ordinance, Article V, section A.1.aa. "Elderly Housing," paragraph (f) reads: "No single story building that is part of an elderly housing project shall contain more than six (6) dwelling units. No two (2) story building that is part of an elderly housing project shall contain more than four (4) dwelling units on each floor."

The Chairman asked the Town Counsel whether the plans for the project now exhibited by the developer fell within the current zoning ordinance. Upon his acquiescence, and since no objections were raised by those at the hearing, the Board discussed the matter further and VOTED unanimously* that no zoning change would be needed, that the proposed amendment would be canceled, and that the vote of the Town on the amendment (Special Town meeting) tentatively scheduled for May 10 was unnecessary.

Those in attendance then questioned the developer on many aspects of the project. The Chairman obtained BIDCO's definite assurance that: a) the plans for the project which would be filed with the State Authority would meet in every respect the present Antrim Zoning Ordinance and the conditions laid down by the Planning Board and the Board of Adjustment in October 1980, and b.) that there would be no further alterations in the plans for the project that would require changes to the current Antrim Zoning Ordinance or in the October 1980 requirements upon which approval was conditional.

Details of timing of construction, of the layout and of the buildings, and of Federal and State occupancy regulations were explored with the developer. The problem facing the Board of Adjustment was debated. When they approved the elderly housing project as a Special Exception in October or November 1980, the developer proposed six buildings containing 35 dwelling units. Plans now call for 40 units. Whether this difference called for another public hearing, with notice to all abutters, before the Board of Adjustment was spiritedly debated. Since this matter was not the subject of the present meeting, the Planning Board voted to close the hearing. The Board of Adjustment then attempted to resolve the issue.

The Planning Board read and approved the minutes of its March 25, 1982, meeting. The Planning Board Meeting was adjourned at 8:30 p.m.


J. W. Dennison, Secretary pro tem