

ANTRIM PLANNING BOARD

Minutes of Public Hearing and Meeting of December 16, 1982

Present: John Jones, Bruce Kierstead, Rachel Reinstein,  
Robert Watterson, Rodman Zwirner, James Dennison, Chairman  
Secretary Pro Tem.

Absent: Harvey Goodwin, William MacCulloch, Katherine Wasserloos

Antrim Citizens: Nathan Grant, Virginia Grant, Richard Schacht,  
Wayne Edwards, Doris Edwards

The notice of Public Hearing to amend Antrim Zoning Ordinance had been published in the Hillsborough Messenger dated December 2, 1982, and posted on December 1 on two official Town bulletin boards. The purpose of the amendment was to make the existing ordinance conform to State law as embodied in the 1981 amendments to RSA 31:119 on manufactured housing.

The chairman explained the purpose and nature of public hearings, the actions required of the Planning Board as a result of such hearings, and the overriding obligation of any governmental body to inform the public of its intentions and to give the public the opportunity to change those intentions.

The need for zoning and controls on the use of private property was discussed, after inquiry from attendees.

MOBILE HOME SUBDIVISIONS

The chairman proceeded to review in detail each of the 16 items in the amendment on mobile home subdivisions, with questions and comments from the attendees and the Board.

Richard Schacht raised several important points. He strongly recommended that mobile home subdivisions be permitted only in the Rural District, similar to the existing provision for mobile home parks. He felt that mobile homes in the business and residential districts would have detrimental effect on the value of neighboring conventional property. The Board responded that they interpreted the spirit of the State statute to make mobile homes more available and affordable. Locating mobile home subdivisions only in the rural areas would increase the costs of water and sewage disposal. Whereas some locations in the Route 202 business and residential zones could be connected to Town water and sewer at much lower cost to the homeowner. The Board also considered that the threat to property-owners in the Route 202 business and residential districts was slight, because there were few satisfactory parcels of above the minimum 2 1/4 acres available in those districts. Mr. Schacht had submitted a list of 10 parcels, <sup>some</sup> requiring new road access, some needing extensions of Town water and/or sewer, some with marginal wetlands.

The Planning Board voted unanimously to retain the provision in the amendment allowing mobile home subdivisions in any of the five zoning districts.

Richard Schacht's other principal concern did not pertain to the zoning change under consideration. He requested that the Board at some time modify Article VI, Nonconforming Uses and Structures, paragraphs A, B and D to permit the upgrading of nonconforming mobile homes. The Board will take the matter under advisement.

Paragraph 18 of the proposed amendment, concerning mobile homes being considered as "dwellings", merely repeated the same provision in the ordinance for mobile home parks. Paragraph 18 was judged to be both confusing and unnecessary. The Board voted to delete it.

One further clarification was offered before closing the discussion on mobile home subdivisions - any kind of building permitted in the Zoning Ordinance may be placed on a lot in a mobile home subdivision.

Upon motion made and seconded, the Planning Board voted to leave the proposed amendment on mobile home subdivisions unchanged, except for the deletion of paragraph 18.

#### CONDITION OF EXTERNAL PROPERTY

The Notice of Public Hearing included a change to Zoning Ordinance Article IV, B, "Condition of External Property" that would reduce from two years to one year the length of time a building destroyed by fire or other ruins to be left unimproved. The chairman stated that in his opinion having this separate subject on the ballot would be confusing. He suggested removing it from the proposed changes. The Board voted to retain the item.

#### NATHAN AND VIRGINIA GRANT

The Grants presented a 2-lot subdivision of their property fronting on the south side of Route 9, near Reed Carr Rd. One lot of 3.5 acres contained the Grant's dwelling with well and septic system. The other lot covered 13.0 acres. The Board suggested that the line dividing Lot 1 from 180' to 210'. There was an unsettled question whether Lot 2 needed a State percolation test approval even though it was larger than 5 acres. The Grants will determine State regulations on this and will present a revised plan to the Board.

#### Eugene and Virginia Bried

The Brieds have an 8-lot subdivision between Route 9 and Franklin Pierce Lake that was approved in October 1975 - file 74-32. Because of the contour of the land, they wish to change lots 5 and 6 so the dividing line between them runs northeast and southwest rather than northwest and southeast as shown on the approved plat. The change is needed because of the contour of the land. It does not alter the conditions under which the original approval was granted. The lots will have the required acreage and will have frontage on the same roads as before.

The Brieds will have the mylar of their plan modified and will present it for recording purposes only. The Board may attach other conditions to the signing of the revised plan. There is also the possibility that one of the changed lots needs a test pit for percolation and septic purposes.

MINUTES OF THE DECEMBER 9 MEETING

With the correction of Attorney McWalters name from Thomas to Robert, these minutes were approved.

ADJOURNMENT

The Antrim Planning Board voted to adjourn at 9:40 p.m.

James T. Dennison,  
Secretary pro tem

