

Planning Board File

ANNUAL REPORT for 1984--ANTRIM PLANNING BOARD

In the course of its 23 meetings during the calendar year 1984, the Antrim Planning Board held 5 Public Hearings to give approval to 7 subdivisions. The Board also approved 3 Annexations, which do not require a Public Hearing.

As has been the case over the last several years, most of the subdivisions accepted in 1984 were for only two lots. There were four of these; two were for three lots, and one was a six-lot subdivision. For a number of years in Antrim there have been no large, multiple-lot plans for major developments presented to the Board. Antrim has not yet seen heavy residential development.

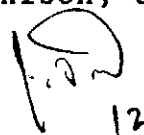
Apart from its normal business of reviewing plans for divisions of property, the Board was occupied with possible changes to the Antrim Zoning Ordinance. Since it would be wise for extensive revision of the Zoning Ordinance to be undertaken after the Town has an official Master Plan, whenever the present Ordinance causes repeated difficulties in interpretation or enforcement, it is prudent to propose amendments to overcome those difficulties. Since it is the Board of Selectmen who regularly have to wrestle with interpreting the Zoning regulations, it was for the Selectmen's representative on the Planning Board to suggest changes. Therefore the Board was given a list of 55 places in the Ordinance that appeared to need some degree of clarification or revision. Of these two seemed the most troublesome-- the definition of Home-Based Businesses and lots or plots that contain within their boundaries more than one zoning district. A subcommittee of the Board is trying to resolve the latter item; a final definition of home-based businesses will be offered the voters next March.

The other Town function that has to struggle with the meaning of the Zoning Ordinance is the Board of Adjustment. Several slight modifications of the Ordinance's wording will also be on the March ballot.

Wide-spread interest among the "planning community" in the State has been aroused by a Master's decision in a case involving so-called "snob zoning" in the town of Atkinson. Many other towns are having to change their land use regulations. Antrim is fortunate in that the existing ordinance has almost none of the features that weighed against Atkinson.

The make-up of the Planning Board changed only slightly during 1984. Katherine Wasserloos resigned after five years of noble service. Her position of Secretary has been filled ably by Judith Heyliger. Rachel Reinstein advanced from the Planning Board to the Board of Selectmen. We are fortunate that she has been able to continue her service to planning as Alternate to the Selectmen's representative John Jones. The other six members have faithfully attended most of the 23 meetings in 1984. They are Harvey Goodwin vice-chmn., Bruce Kierstead, William MacCulloch, Robert Watterson, Rodman Zwirner, and The undersigned.

James Dennison, chmn.


12/30/84

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