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ANTRIM PLANNING BOARD

Antrim, New Hampshire

MINUTES OF MEETING of MAY 10, 1984

Present: H. Goodwin, J. Jones, B. Kierstead, Wm. MacCulloch, R. Watterson, R. Zwirner, J. Dennison, Chairman and Secretary pro tem. Mrs. Judy Heyliger attended as a guest.

Absent: R. Reinstein

Minutes of April 26 Meeting

The records of the meeting of April 26 were approved as prepared by the Secretary pro tem.

Board of Adjustment Letter to Mr. Nate Grant

The Grant's subdivision was approved in 1982 by the Planning Board, and is filed in folder 82-8. The Grants have sold one large lot fronting on Route 9 to a Mr. and Mrs. Anthony. Because their lot is in the Route 9 Business District, the Anthonys have to obtain a Special Exception from the Board of Adjustment before they can build a residence on their property. The Zoning Ordinance requires that the Planning Board notify them that the site is appropriate for the proposed use. We will await further word from the Board of Adjustment.

Regulations on Removal of Soil and Earth

The Hillsborough County Conservation Commission has written to the Planning Board about a statute governing removal of soils and earth over some minimum square feet, such as 100,000. Those cases require special permission. No activities of that magnitude are likely in Antrim. The letter is in the Planning Board's "Correspondence" file.

Membership of Planning Board

Messrs. Kierstead, Watterson and Zwirner were sworn in as continuing members of the Board. It is hoped that Mrs. Heyliger will be willing to become an alternate member.

Building Permits on Class VI Roads

Legal counsel has confirmed that building permits may be granted for construction on ~~lots~~ approved lots even though the lot has frontage only on a Class VI or private road. Such lots must have been in existence before zoning or have been approved through a variance. Town Counsel has provided an "Agreement Re: Limits of Municipal Responsibility and Liability" which the Selectmen should

have signed by the applicant for such building permit. The form which corresponds to RSA 674:41 is filed with the original copy of these minutes in the Planning Board file.

Zoning District Boundary Lines that Intersect Lots

Dated April 26, 1984, a memorandum had been provided to each Planning Board member by the Chairman outlining several opinions on two suggested changes to Antrim's Zoning Ordinance. One of these concerned instances where Zone boundaries cross established lots. The pros and cons of the various alternative actions were again discussed. In some alternatives, limitation of the right of appeal was debated. The few cases of such situations in recent memory--Goodell Co. and the Monadnock Workshop on No. Main St.--were reviewed. It was suggested that a special ad hoc committee be appointed by the Selectmen and the Planning Board to investigate this matter. The Board of Adjustment, Planning Board and Selectmen, among others, should have one member on such committee.

Definition of "Home-Based Businesses"

The other subject covered in the Chairman's April 26 letter was amplification of the definition of a "home-based" business as used in our Zoning Ordinance. Each member was asked to study the six definitions in the April 26 letter and submit his/her choice at the next meeting. Adding the requirement of a public hearing whenever the Selectmen have to make a judgement on this matter was discussed. Town Counsel will be asked his opinion on this requirement.

Adjournment

The May 10 meeting was adjourned at a reasonable hour. The next meeting will be on May 24, 1984.



J.T. Dennison, Secretary pro tem