

ANNUAL REPORT for 1985 -- ANTRIM PLANNING BOARD

The year 1985 for the Planning Board was marked by the completion and approval of the Antrim Master Plan. Eight new chapters plus the 1982 "Basic Studies Report" were subjected to a lengthy and spirited public hearing on November 21; revisions were made and the Board voted its approval on December 5, thereby meeting the statutory deadline of January 1, 1986. The draft of the Plan, which was dated October 1985, is being put into final printed form so that it will be available before Town Meeting in March.

With the Master Plan on the books, the Planning Board can turn its attention to revisions of the Zoning Ordinance that are suggested by the Plan. The first batch of these revisions should be ready to be submitted for vote of the Town at a special meeting in late 1986 or at the regular Town Meeting in 1987.

The Planning Board met 22 times in calendar 1985--five two-lot subdivisions and two annexations were passed. The first clustered condominiums in Antrim were agreed to on a plot at the corner of Forest and Summit streets, in a subdivision that had been granted in 1980. There will be two buildings of five dwellings each, served by Town water and sewer. Another clustered development of nine dwellings is in the discussion stage.

Much of the Board's attention was given to two multi-lot developments. One was a revival of a plan approved in 1973, requiring the rebuilding of a Class VI road in a remote section of Town. It has at least 17 lots. The Board is not enthusiastic about such distant residential schemes, because of the added cost of public services. The second proposal is for 16 lots near Franklin Pierce Lake, another area that is too far from Town services. The Board has already met four times, including an intensive public hearing, on this application. The crucial matter of fire protection has not yet been resolved.

Amendments to Zoning Ordinances are one of the most important and time-consuming duties of a Planning Board. As was mentioned in the Annual Report for 1984, a number of such changes were prepared for the voters at the March Town election. Two were substantive--a detailed definition of "Home-Based Businesses" and permitted uses under Special Exception in the Rural District for equipment and facilities associated with agricultural activities and functions. Four other amendments were to conform to the new definition of "Home-Based Businesses". One other permitted residences in the route 9 Business District. Another clarified set-back requirements in the Recreational District. The final one was a significant revision of Building permit regulations. All nine amendments were approved by the Voters by wide margins.

Personnel of the Planning Board was essentially unchanged during the year. Phillip McClintock became an Alternate, thus filling the complement of the Board. Attendance at meetings has been satisfactory--the Town has a thoroughly competent group of public-spirited citizens on its Planning Board.

Close rapport has continued between the Planning Board and the Selectmen, especially since two faithful members of the Board of Selectmen are on the Planning Board. Cooperation with the Town Counsel and the Board of Adjustment has been excellent.

Residential development in Antrim has picked up as expected. Whereas we are facing nowhere near the problems of sudden growth experienced by our neighbor Peterborough, the pressure for affordable housing is beginning to affect Antrim. Our Town has a

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Planning Board that is fully capable of dealing with whatever
may arise.

James Dennison, Chairman

Planning Board Members

Harvey Goodwin, Vice Chairman
Judith Heyliger, Secretary (Alternate)
John Jones, Selectmen's Representative
Rachel Reinstein, Selectmen's Alternate
Bruce Kierstead
William MacCulloch
Phillip McClintock (Alternate)
Robert Watterson
Rodman Zwirner
James Dennison, Chairman.