

ANTRIM PLANNING BOARD

ANTRIM, NEW HAMPSHIRE

24 JANUARY 85

Present: H.Goodwin, J.Jones, R.Zwirner, B.Kierstead, R.Reinstein, B.MacCulloch,  
R.Watterson, J.Heyliger  
Absent: J.Dennison

A public hearing was held tonight to discuss the Planning Board's proposed ammendments in the Antrim Zoning Ordinance. The proper notices were published in the Messenger and displayed on the town bulletin board. Harvey Goodwin, vice-chairman, opened the meeting at 7:35 pm and introduced each PB member. Sixty-five (65) residents of Antrim attended the meeting.

- I. Mr. Goodwin summarized the proposed changes:
  1. A new definition of Home Based Business
  - 2.- 5. Minor changes in wording to conform with definition of Home Based Business
  6. Eliminated the need for a special exception for building residences in the Rte. 9 Business District
  7. Adds "new uses" under Special Exceptions: Permitted Uses in the Rural District in respect to equipment and facilities associated with agricultural activities and functions
  8. Pertains to the Recreational District: eliminates wording "front and rear" yard to clarify set back requirements
  9. Clarifies Building Permit requirements
- II. Seventeen people from the audience expressed their ideas regarding these proposed changes. There was much discussion concerning the definition of "farm" and how it pertains to these changes as well as existing zoning regulations.

John and June Francis read a prepared statement and wanted to discuss a law suit they are presently involved in with the town of Antrim and the Board of Adjustment; that request was denied by Chairman Goodwin. Mr. Goodwin reminded everyone that the purpose of this meeting was to discuss changes in zoning regulations which would aid the PB and the BOA in ruling on specific situations as they come up but that we were not hearing any specific cases tonight. The Francis' want no commercial industries in the Rural District and ask for precisely defined "permitted uses"; they object to sawmills as a permitted use in the Rural District under special exceptions.

Others spoke, wishing to express opinions and asking for clarification: Bill Gutgesell wanted a definition of farm; Mr. Goodwin refered him to page 5 of the Antrim Zoning Ordinance (Art. IV, A., No. 10). He voiced concern over heavy log trucks using Antrim's back roads.

Robert Bagloe and Bert Lauber also discussed farms. Mr. Bagloe asked how many farms in Antrim with less than 10A are operating on a small scale as a farm ie: raising chickens and harvesting and selling firewood. Mr. Lauber asked where is the line drawn between farm and business and how big the business becomes?

Mary Mattil asked what protection a resident in the Rural District has. Mr. Goodwin explained the special exception procedure.

Bill Shaw stated he would like to see the zoning regulations left as they are now stated. Keith Boatwright agreed and went on to say he felt the PB was making the zoning regulations too inclusive. John Jones agreed.

Many spoke in favor of the proposed changes: John Robertson commended the PB on their efforts to improve the zoning regulations and believes these changes are a positive move. He feels that timber farming is an agricultural enterprise and that the farmer must be allowed to conduct and expand their operations. Sue and Clark Craig, Sr., Everett Chamberlain, Liz Robertson, Anna Lee, and Pauline Whitney echoed the positive opinion stated by John Robertson.

Harvey Goodwin thanked everyone for coming to this meeting; for their comments and insights. He assured everyone that all comments would be taken under advisement. Bruce Kierstead reinforced this fact, commenting that the PB decisions would be based on public opinion as stated tonight. Mr. Goodwin closed the public hearing.

III. The PB discussed the comments heard tonight and felt there was a general consensus of opinion in favor of the proposed changes. Mr. Goodwin asked for a vote: the results of that vote being 5 to 2 with R. Watterson and J. Jones dissenting. The proposed changes in the Antrim Zoning Ordinance will be submitted as written for a vote by the town at town meeting, 12 March 85.

IV. Annexation: a tract of land from the Richard Pleasants property to the William Gold property on Matteson Road

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Dennis McKenney presented a Boundary Survey and Annexation Plan (dated 18 Jan 85) showing Tract 1 (equaling .1A) to be annexed to Wm. and Mary Gold for the purpose of putting all of the Gold's driveway onto their property. The PB approved this annexation but will not sign the survey map until they have a copy of the deed restriction.

Minutes from the 10 Jan 85 meeting were approved as written.

This meeting was adjourned at 9:15 pm.

Respectfully submitted,



Judith J. Heyliger