

ORIGINAL

November 28, 1985

To: Members of Antrim Planning Board
From: J.T.Dennison, Chairman

J.T.D.

Herewith my notes and recommendations resulting
from the Public Hearing on the Master Plan, held
November 21, 1985.

Boatright Recommendation A

Instead of under "Aquatic Activities", add the following as the last paragraph under "Parks and Camping Areas" on page 35 of the Draft.

The North Branch of the Contoocook River, as it runs from the town of Stoddard through the northern part of Antrim, is one of the Town's important "scenic, recreational and open space assets". It is a favorite trout-fishing and swimming area not only for Antrim residents but for tourists as well. The stream is presently the object of two hydroelectric proposals (1985). The penstock for the projects could effectively eliminate more than ~~a~~ half a mile of the area's public trout waters. The New Hampshire Fish and Game Department is stocking the North Branch with juvenile Atlantic salmon as part of the Merrimack River Anadromous Fish Restoration Program, which would be seriously endangered by a hydroelectric development. The Antrim Conservation Commission is urged to pursue its efforts to include the North Branch as one of the Town's Prime Wetlands. It is hoped that Antrim's State legislators will work to include the North Branch in protective legislation.

Boatright Recommendation B

Add on page 23, the second page of "Economic Environment", between paragraphs two and three, just after the section on the Antrim Chamber of Commerce:

If, as proposed later in this chapter, an Industrial Development Committee is reappointed, the officials of the Town must be closely involved in any efforts to attract tax-paying enterprises. There have been numerous instances in our State when a rural town's strong need to enlarge its tax base has led to having an undesirable operation, such as toxic waste disposal, within its borders. It is even feasible to require an Environmental Impact Analysis before issuing permits for industrial construction.

Boatright Recommendation C, also embracing Comments by
Gregory Goff, Don Phelps, Mark Tenney, and Katherine Ring

Add the following as a Final Paragraph to Chapter V, p.27
"Economic Environment", titled "Summary":

SUMMARY

The effect of providing affordable or multi-family housing is exposed at the conclusion of Chapter IV on "Housing". It will cause an increase in taxes to support the added children from Antrim attending Conval schools. The traditional way for towns to combat increasing taxes is to "broaden the

tax base", which usually means attract business, commerce and industry. These entities pay property taxes but, by themselves, do not produce schoolchildren.

The above discussion in "Economic Environment" brings out several action items, which are repeated, expanded and summarized below.

Antrim's economy would be improved by:

- a. more parking space downtown
- b. extending town water and sewer north along the Route 202 Business district.
- c. obtaining an option on the former McCabe land on Route 202.
- d. modifying the limited access imposed by the State on Route 202.
- e. expanding the Route 202 Business District.
- f. developing sites for business and industry in the Route 9 Business District.

The conventional manner by which small towns tackle action items such as those above is to appoint a high-level, energetic commission or committee of vitally interested citizens, authorized to take whatever measures are appropriate to persuade private business to locate in their town.

The agenda for such an Industrial Development Commission in Antrim would include taking land downtown (and demolishing houses if necessary) for parking, taking land on Routes 202 and 9 for business purposes, obtaining the present or future use of the former McCabe property (see the discussion under "Open Space, Forest Land...." in Chapter VI), having town water and sewer extended to prime industrial sites, getting Town roads built to serve industrial locations, working Antrim's legislators on greater access to Route 202.

That is QUITE an Agenda! To make any headway, such a Commission would need paid administrative help, operating monies appropriated by the Town, and strong backing by all Town officials and most voters at Town Meetings.

Other Matters Brought Up at the Public Hearing

The above three revisions and additions take care of the three "Boatright" written submissions, and of 7 of the 19 comments recorded by Secy. Heyliger at the Nov. 21 Public Hearing. Of course the by far most important of these was introduced by Mark Tenney. He knowingly revealed the "flip" side of the proposed liberalization of the zoning on affordable or multi-family housing.

Add the following after paragraph two of "Summary and Recommendations" in Chapter IV on page 21:

It is recognized that affordable or multi-family housing attracts young married couples, who are liable to have had and will have children. As these children become old enough to go into the Conval school system, their education will be supported by Antrim's taxpayers. The present formula for sharing Conval costs among member towns puts a large portion of those towns with a large school-age population and relatively low assessed valuation. Antrim is

such a town. So if Antrim is to preserve its identity as a place that "has never attempted to exclude newcomers from any economic level" (Prologue, Chapter I), then the Town must try to compensate for more schoolchildren in any feasible manner. The most obvious course would be to recruit sources of tax money, such as industrial plants, that do not increase the Conval assessment. This is further discussed in the Summary to Chapter V, "Economic Environment".

Hugh Giffin offered, as a way to get higher tax receipts, that Antrim should have a Building Code. According to the Statutes, Planning Boards are authorized to prepare and present Building Codes to their town. Certainly our Board has heard frequently about the absence of a Building Code in Town. And perhaps we will need one some time. But with all the work on Zoning revisions ahead of us; and then drawing up a Capital Improvement Program, if so requested by Town Meeting, I am very reluctant to start on a Building Code this year.

Furthermore, since Hugh's suggestion was made as a means of securing higher assessments for taxes, I fail to comprehend how much of an increment would be achieved by stricter construction standards. And it would take years before improved construction would be reflected in higher assessments. So I recommend that we put Giffin's proposal on the back burner.

Another reasonable suggestion was Bob McNeil's on Environmental Impact Statements. My first reaction was that it would be out of line for a town of less than 2000 inhabitants to ask developers for these complicated and expensive analyses. Then I remembered that Planning Boards can have Site Plan Review authority, and Environmental ~~Review~~ ^{Impact} Statements could be required in certain cases where Site Plan Review is undertaken. We do not have Site Plan Review regulations. Town Counsel has, on occasion, recommended that we develop such regulations. My response to him has been "after the Master Plan".

So when and if the Antrim Planning Board starts the lengthy process of getting Site Plan Review legally established, we should remember to consider the inclusion of an E.I.S. whenever the Board feels that it is reasonable and advisable.

One other ox was mildly gored by the Master Plan. That was the section in Chapter VII on "Traffic and Transportation" where we suggested that three arteries in Antrim were becoming so well traveled that their "scenic" designation be rescinded. This was a very minor point and, if the Board agrees, I will take out both those paragraphs on "Scenic Roads".

4.

Most of the other speakers, as recorded by Secy. Heyliger and recalled by me, were for clarifications; they did not require further action by the Board.

I intend to put this document in your hands in enough time before our December 5 meeting so that we can all be ready to vote in one of the following ways:

Approve the draft Plan as now written

Approve the draft Plan conditional on certain revisions

Make numerous significant revisions and withhold approval until they are presented

In my opinion, a second Public Hearing is very definitely NOT needed.

J. S. Demmon
November 28, 1985