

MINUTES OF MEETING OF ANTRIM PLANNING BOARD -- MAY 28, 1987  
PUBLIC HEARING on PROPOSED ZONING ORDINANCE AMENDMENTS as ADVERTISED

Planning Board Members present: Harvey Goodwin, acting chairman, John Jones, William MacCulloch, Michael Oldershaw, Rachel Reinstein, Robert Watterson, Rodman Zwirner. Town Counsel Lloyd Henderson attended. J.T. Dennis, consultant, was secretary pro tem.

Mr. Goodwin called the meeting to order at 7:40 pm in the Little Town Hall of Antrim NH. The call to the hearing had been duly posted on two Town bulletin boards, and advertised in newspapers of local distribution, all according to New Hampshire statutes.

Eighteen public citizens of Antrim were at the hearing. Copies of the proposed amendments were distributed to those present. As noted in the official call for the hearing, the proposed amendments would be considered as distributed. If the public hearing resulted in substantial alterations to the material as proposed, a second public hearing would be held on the revised amendments on June 25. Absent such alterations, the Board could vote at the present meeting to submit the amendments to a ballot vote at a Special Town Meeting [election].

Mr. Goodwin explained that the proposed amendments were designed to give the Town a fair measure of control over clustered housing and condominium developments; such control was lacking in the existing ordinance, and the Town was unable to regulate such proposed developments. After giving those present opportunity to study the five pages of regulations, the Acting Chairman opened the meeting to

QUESTIONS from the PUBLIC.

Subsequently there were questions on the definition of a "single-family dwelling; on the meaning of the adjective "owner-owned"; on the ability of homeowners to make "residential conversions" if "duplexes" or "two-family dwellings" were not allowed; on the use of the obsolete term "Water Precinct"; on the definition of "agricultural land"; on fire safety problems with long, attached residential units; on whether "clustered housing" should be prohibited in the Rural and/or Recreational Districts.

The Board discussed and responded to most of these questions. It was pointed out that these proposals were a kind of "stop-gap" until the whole Zoning Ordinance was revised, as already underway; that all clustered housing and condominium developments were subdivisions, and were subject to the Antrim Subdivision Regulations, which covered some of the expressed questions.

The Board then agreed and voted to eliminate the term "owner-owned" from paragraph G.b. 3. "Lot Sizes, Frontage, Set-Backs, Yards" (page 4 of the handout), and to change the term "dwellings" in the definition of "Clustered Housing", Article IV A. 6. [CHANGE #1] to "dwelling units". The Board then voted to accept the amendments with these two minor changes, which would not require a second public hearing. The Board will therefore ask the Selectmen to schedule a Special Town Election.

J. T. Dennis, Secy. pro tem. 5/21/87