

ANTRIM PLANNING BOARD]

Minutes of the Antrim Planning Board--September 10, 1987

There was a hearing of the Antrim Planning Board on Thursday, September 18, 1987, at 8:00 p.m., at the little Town Hall concerning the proposed changes in the Antrim Zoning Ordinance.

The roll call for the Board was as follows:

Harvey Goodwin, Chairman	-present
Michael Oldershaw, Sr.	-present
Robert Watterson	-present
William MacCulloch	-present
Rodman Zwirner	-present
Phil McClintock	-present
Rachel Reinstein	-present
John Jones	-absent
Dick Schacht	-absent

Also present was Mr. Panton from the Southwestern Region.

This is the second Public Hearing concerning the changes in the Antrim Zoning Ordinance; the first was on Thursday, May 28, 1987. These changes are relative to Cluster Housing, Condominiums and Subdivisions. There were some substantial changes in the context of the proposed changes. The Board had reconstructed the density to be on a one to one (one unit to one lot size). The Board had also changed the portion dealing with duplex (2 family dwelling). The Board had eliminated the duplex but realized they did not want to do that. Cluster Housing and Condominiums are allowed in every district but Recreational, requiring a minimum tract area in all districts. A minimum of 3 acres in districts served by town water and sewer; twenty acres if not; with a minimum frontage and a buffer remained in tact.

Mr. Goodwin asked for questions. Town Counsel, Atty. Lloyd Henderson, passed out copies of the changes.

Mr. Wayno Olson asked if a duplex would be allowed in Cluster Housing? The answer was that the duplex would need 4 acres with 250' frontage.

Mr. Schacht, an alternate on the Board, sitting addressing the Board, comments that he is in total disagreement with the 250' frontage. Mr. Schacht feels this is poor thinking and planning and misses the whole meaning of Cluster Housing. Mr. Schacht gave examples of land from the tax map that this proposal would be taking land away from people. Especially where they could be hooked up to the town water and sewer, with their own private driveways and would be a less expense to the town.

Mr. Goodwin comments, how can they allow Cluster Housing with 50' frontage, when single families need 210' frontage. Mr. Schacht feels it does not make sense to have to put in a road to town specifications to have the 250' frontage. Mr. Schacht understands the 210' frontage with a 50' Right of Way.

Mr. Fred Roberts purchased a home years ago which was a 2 family then which he made into a single family. Mr. Roberts would like to know if he could turn it into a 2 family again with these regulations. Town Counsel, Atty. Lloyd Henderson, felt Mr. Roberts would not be able to and would probably have to go to the Board of Adjustment for a variance.

Mr. Panton agrees that for a duplex there should be an increase in the frontage and lot size but not necessarily doubled. This could cause a lot of back lot problems and wasted lot area.

Mr. Panton took some time to draw some diagrams on the Cluster Housing and back lots. The idea for Cluster Housing is to reduce the lot size but keep the same density and to protect scenic areas for open land. Clustering can be very tastefully done. Example: 32 acres you could subdivide into 16 2 acre lots. Cluster Housing you could reduce the lot size. 32 acres you could build 16- 1 acre lots and have the rest of the land as open land. Mr. Panton gave an excellent presentation on Clustering with the 250' frontage and 50' ROW.

Mr. Goodwin expresses how they need some sort of a minimum on the frontage merely for a buffer for the development. There has to be concern with the abutters and the traffic. The frontage can insure this.

Mr. Watterson feels a grid development and Cluster can be the same and should have the same frontage. Mr. Watterson feels people who have had land and have the 50' ROW should be able to have the 50' ROW and lot existing with 210' frontage. Mr. Watterson could not see a logical reason to requiring the extra 40' of frontage.

Mr. Panton feels site plan review regulations are needed in such cases and actually in all cases.

Mr. Goodwin believes the Rural District should have just individually owned lots to stay in better keeping with the town.

There was some discussion on multi-family. The Board discussed for the Duplex--30,000 square feet in the Residential District served by town and water and sewer. 3 acres in the Rural and any other district with 300' frontage. This would avoid long deep lots. The length should not exceed 3-4 times the width.

The Master Plan encourages Cluster Housing in the Recreation District which the Board does not want to allow. The Board can amend the Master Plan.

The Board ended up with 210' frontage on a newly created tract. Anything pre-existing should be treated as a Special Exemption by a site review.

The Board adjourned to re-schedule a meeting with Mr. Panton on Thursday, September 18, 1987.

There were two other Public Hearings scheduled for this evening. There was to be a hearing on Terry and Susan Vejr which had to be canceled because the registered letters did not get out to the abutters. There was to also be a hearing on Breezey Point which they canceled. Mr. Goodwin did inform the abutters who did appear that Breezey Point would be on the agenda for September 24, 1987.

Minutes were read and approved from the previous meeting.

Minutes prepared by Debi Barr