

Minutes of the Antrim Planning Board Meeting December 29, 1987

Subject: Special meeting to vote to present proposed Zoning Amendments to the Public at Public Hearing.

Present: John Jones, William MacCulloch, Mike Oldershaw, Sr., Robert Watterson, Philip McClintock, Harvey Goodwin, Acting Chairman, and Lloyd Henderson, Planning Board Counsel.

Harvey Goodwin presented the Board with an analysis of the Zoning Districts, permitted uses, size of lot, set backs, etc. It was also noted that a Notice of Public Hearing has been sent to the Messenger and Transcript for publication Thursday, December 31, 1987, for a hearing to be held January 13, 1988. The timing is such that two public hearings may be held. Harvey Goodwin pointed out that while the document is not perfect it has addressed problems in the document now in force, and should be presented to the public for discussion. Any changes that come about as a result of that hearing can be made between the first and second hearings. Counsel Lloyd Henderson recommended that the document be voted on, as proposed, and problems to be handled at a later date. The final form should be voted on after the second public hearing.

Robert Watterson asked about the dissemination of information so that the Public can make an informed decision. Copies of the Proposed Ordinance will be available at the Town Hall for public inspection.

The Chairman said that everybody should be knowledgable about the whole Ordinance, but Board members will take a specific part of the Ordinance and be able to field questions on that section.

Harvey Goodwin, Articles I, II, IV  
John Jones Article III  
William MacCulloch, Article V  
Robert Watterson, Articles VI, VII  
Rachel Reinstein, Article VIII  
Rod Zwirner, Article IX

David Penny, Articles X, XIII, XVI  
Mike Oldershaw, Sr., Article XI  
Philip McClintock, Article XII  
Mary Allen, Article XIV  
Lloyd Henderson, Article XV

John Jones moved that the Proposed Antrim Zoning Ordinance be heard at a Public Hearing January 13, 1988. The motion passed unanimously.

Selectman John Jones mentioned to the Board the fact that there has been some talk in the area about proposed changes to Route 9. He also made the Board aware of the fact that Breezy Point had applied for a Building Permit for Co-operative apartments in the Inn at Breezy Point. The question was raised, what is a Co-op and how will the posted Zoning Changes apply?

Meeting adjourned at 8:35 P.M.

Respectfully submitted

Barbara L. Elia, Secretary

ZONING ORDINANCE WORKING GROUP

Public Hearing - December 17, 1987 On Rural Conservation Zone

Harvey Goodwin, acting chairman of the Planning Board:  
M. Allen, M. Oldershaw, W. MacCulloch, R. Watterson, J. Jones,  
R. Reinstein, R. Zwirner, D. Penny and R. Panton, SWRPC

Harvey Goodwin explained that the provisions of the existing ordinance do not answer present-day needs and read the proposed provisions for a new Rural Conservation Zone.

The following concerns were expressed by:

- Mr. McCartin - Protect scenic roads
- N. Merrifield - Would like 5a. lots in entire zone  
Supports idea of such a zone
- B. Lauber - Be careful to avoid litigation  
This is a contrast with Recreation Zone
- J. Miller - Can Gregg Lake Road be improved?
- H. Page - Route 9 is not a remote area  
Why no clustering in this zone?  
We should follow Francestown and Amherst rules,  
using Hillsborough Co. Soil Service  
Frontage is too small for 5 a.  
Lot area should be maximum 25% (not minimum)  
Make home occupations special exemptions  
Extend Recreation area along all major streams  
No salt on roads
- P. Merrifield - Distance from water should be 100' in  
Recreational Zone  
Types of agricultural activities should be  
specified
- S. Craig - Questions - ownership of old Town Beach  
Trees on scenic roads, e.g. Craig Rd.
- G. Woodworth - How many acres in proposed new zone? Ans. About  
half the town acreage.
- P. Webber - ~~4~~ grade equals ? degrees?
- N. Sharby - Is a 3a. minimum legal? - LH doubts  
Will this stop develop ent? LH Subdivision regula-  
tions would control. HG and RP doubt.
- Jean and Frank Berry - questions on Recreation Zone
- E. Chamberlain - 5a. is too large
- R. Zwirner/- Suggests extending Conservation area west from  
N. Branch to Windsor Line
- R. Panton - The decision must be made as to whether this new zone  
is necessary or is old rural zone adequate.
- D. Chambers - Town should support this idea. There was a general  
raising of hands to consur.

After the hearing was closed the working group voted *four* *three* to *four*  
to use the article on a Rural Conservation Zone.