

Minutes of the Antrim Planning Board Meeting January 13, 1988

Subject: Proposed Zoning Ordinance, Public Hearing

Present: William McCulloch; Rachel Reinstein; Robert Watterson; Rod Zwirner; John Jones; Harvey Goodwin, Acting Chairman, Antrim Planning Board; Lloyd Henderson, Planning Board Counsel; Robert Panten, SWNHRPC; David Penny, Board of Adjustment; Mary Allen, Chairman Board of Adjustment.

Acting Chairman, Harvey Goodwin, opened the meeting at 7:40 and introduced the members of the Planning Board and Study Committee. He explained the history of the Ordinance and the reason for the rewrite. There have been no significant changes since 1974. He, The Chairman, briefly outlined the Zoning Districts and the changes under the new Ordinance as indicated on the new zoning Map, he also addressed changes in permitted uses, clustered housing regulations, Definitions, Signs, and Special Exceptions and in general gave an outline of the Ordinance and the changes. He then invited comments from the Body and outlined the procedure by which they would be received.

Attorney, Leigh Bosse complimented the Board on the effort put into creating this new document. Peter Meglosky, asked if the Board had considered plans for a Site Plan Review provision. Robert Panten replied that site review is a separate regulation which can be adopted by the Board in the same manner as a Subdivision Regulation. Pat Webber asked if any consideration had been made for a buffer along the Contoocook River. Harvey Goodwin said that the Board had discussed this but had decided to limit it to lakes and ponds. The same as is in the existing Ordinance. It was also noted that this is under the control of the State WSPCC. Mark Tenny, School Board Member, asked if any provisions had been made for impact studies as they apply to schools, traffic, Town services, etc. Harvey Goodwin answered that these were addressed under multifamily housing requirements. There is a list of criteria that the developer has to meet. Robert Panten said that impact studies are in the realm of Subdivision Regulations (Site Plan Review) and not generally embodied in the Zoning Ordinance. Edwin Rowehl, Selectman, about Webbers question, State has control over river banks. Harvey Goodwin pointed that this is also controlled by Flood Plain Regulations. Harry Page asked how lot sizes were determined in the Village Residential District, that is, frontage. Harvey Goodwin answered no attempt had been made to structure it around the sizes of existing lots, but had been planned with the most desired in mind. Robert Panten addressed the question by saying that the Board did not want every little lot with a multifamily dwelling on it and decided that a builders acre would be most desirable, therefore the 200' frontage. Mary Allen contributed to the discussion by saying they had looked at the Village District and found that there were some large lots. Harry Page argued that the frontage for multifamily lots was overly restrictive. Harvey Goodwin answered with the contention that the Board felt that frontage for multifamily should be bigger because of the larger number of people living at the location. The Board felt that it was a fair measure. Mary Allen argued that the character of the Village District should be maintained. Ryan Davis raised the question of high density on North Main Street. Harvey Goodwin answered that the new Ordinance would not affect existing buildings. Mr. Ryan Davis asked about conversions in that area, and Harry Page asked what happens to large buildings which can only be changed to duplexes. Robert Panten replied, that the Planning Board was concerned about the existence of

poorly designed multifamily housing which was unsafe. The conversion process will allow older buildings to be converted. Under the old Ordinance there was no consistent provision for controlling density. Mr. Davis said that he was surrounded by multifamily dwellings but under this new Ordinance he cannot expand. Richard Schacht asked how the Board had addressed the problem of enlarging the Village District as put forth in the Master Plan. Mary Allen answered that the Water and Sewer Commission has no plans to expand therefore the Board had not expanded this district. Richard Schacht referring to the Master Plan asked about provisions for Industrial use and Moderate and Low Cost housing. Rachel Reinstein replied that in order for a community to be eligible for Moderate and Low Cost Housing subsidies 51% of the population must be low income and in Antrim the percentage is 47. Robert Panten contributed that under the old Ordinance there is no provision for multifamily except Elderly Housing. Under the new Ordinance it is allowed. Steve Schacht felt that the Ordinance penalizes owners of large old homes by limiting expansion. Richard Schacht pointed out that there were buildings that could accommodate at least five units. Harry Page presented the Board with copies of a letter from Silas Little, Attorney, who reviewed the Ordinance. One question raised was why is the density for Elderly housing different. Robert Panten pointed out that elderly do not place the demands on a town that conventional housing does. Mary Hyer expressed her concern for the owners of the huge old houses in town, which they cannot support. Why is only one additional unit allowed. Harvey Goodwin said that perhaps conversion should be looked at. Mark Tenny commented that the Town was caught on the edge of a damming sword These units encourage occupation by children which will increase the school tax to the Town. Dick Schacht asked the Chairman to go over the Rural Conservation District, which he did by referring to the proposed Zoning Map. Harvey Goodwin asked what objections there were with the Rural Conservation District. Harry Page asked why there was no cluster housing, no home occupations why the lot size was different from other Residential districts, and why not penalize for slope all over town. He recommended that it should be 4 acres for 25% slope as this would then come under the jurisdiction of the State WSPCC for subdivision septic approval. Mary Allen answered that the area was served by three roads which were in questionable condition, and doesn't have a road network, and that the Board wanted to avoid premature subdivision, by promoting single family dwellings. Harvey Goodwin pointed out that the area has a rural character and that at the public hearing the consensus of opinion was in favor of the area. Don Phelps supported the fact that cluster housing be excluded from this area. Harvey Goodwin said that perhaps more could be included as a permitted use and that perhaps cluster housing could be included as a Special Exception. Richard Schacht expressed his opinion that the area remain Rural. Harvey Goodwin said that because of the nature of the area the Board wanted to retain the rural character. Peter Bobrowski expressed his approval of Zoning of the District as Rural Conservation. Robert Bagloe pointed out that Pleasant Street Extension is not a Town Road and by the nature of the terrain he is in favor of a Rural Conservation District. Pat Webber also agreed with the designation of Rural Conservation District. Gene Woodworth expressed his concerns about cluster housing stating that it is not as desirable as one might think. Burtis Lauber stated that he felt that cluster housing conserves conservation values. Robert Bagloe asked questions about the lot sizes. Robert Panten clarified Rural Conservation Zone and its history. The

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topography and the remoteness of roads lends it to Rural Conservation. Cluster housing could stimulate development and this designation could provide protection to the community from premature development. Dorothy Penny asked why the Rural Recreational District lots are one acre. Fred Woodworth questioned frontage on the lake and suggested two acre lots with 200 foot frontage on the lake. Dick Jones supported the Rural Conservation District and permitted uses on the lake as put forth, and asked if the Board had considered the limitation of motors on the lake. The Board pointed out that this was the State's jurisdiction. Harry Page discussed the condition of Gregg Lake Road and suggested yearly testing of all properties in the Lakefront District. He also suggested that home occupations be allowed as a permitted use. Dick Schacht asked that home occupations in accessory buildings be allowed. Don Phelps asked if any provision had been made for a commercial spot around the lake. That is a small variety store. Bob Panten said that the feeling of the Board had been to minimize commercial intrusion. Don Phelps asked about a specific site where this could be accomplished, perhaps on a 2 acre lot. He felt that the existence of such a facility would minimize traffic on Gregg Lake Road. Stuart Gross spoke to lake pollution. He said that annual testing of cottages is extremely expensive and the conversion of summer camps to year round living is a major problem. He also feels that a 2 acre lot size promotes year round living. Linda Goldbaum asked about seasonal use. Robert Panten pointed out that seasonal use could easily become year round use. Dick Schacht pointed out that you cannot control costs by zoning, and asked how the vote will be handled at Town Meeting. Zoning will be a ballot vote and the presentation of the Ordinance will be decided by the Board. Whether it will be presented as a package or whether it will be presented in separate Articles. Harry Page asked why home based ^{business} was restricted under Article XI and why frontage in the rural district has not been changed to 200 feet. Robert Watterson answered that Home Occupation as defined under Article XI was to control the growth of the Home Based Occupation. David Penny suggested that perhaps a square foot limitation could be put on the area housed by the home based business. Peter Boblowski also spoke to the differences between the rural district and the residential districts and the permitted uses. Robert Bagloe asked about the timetable for the presentation of the Ordinance at Town Meeting. The Board will meet and review the comments of the public and decide what needs to be changed and if the changes are substantial the Board will hold a second Public Hearing after which it will go to Town Meeting. Mary Allen expressed her support of the document. Robert Panten took this opportunity to give the summary of the Ordinance and the action taken authorizing the project and the forming of the Study Committee to redo the Ordinance. He thanked the Board for its support and pointed out the long hours required to complete this document. Harvey Goodwin in turn thanked Panten for his assistance in putting this document together. Robert Bagloe asked about the dissemination of information to the public. This has been done by advertising legal notices in the local newspapers, and notices posted to the Town Hall Bulletin Boards and the Board at the North Branch Fire Station. Chris Joseph asked about enforcement. This will be done by warrant if necessary. Gary Gagnon asked about penalties. These are legislated by State Statue. Harry Page had other points to make, The definition of quadruped; premises; shouldn't there be criteria for special exception, the word used is conditions, and conditions are addressed under the particular Ordinance; under Elderly Housing F, why can't this be applied to any housing? Bob Panten said that he had a number of good points and they will be considered.

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The questions were raised about back lots and homesteads, these are subdivision considerations. Harry Page also expressed his concern with slope considerations and size of lot in the Rural Conservation District; and asked about multiple use in the Village Business District. The question should a lot be subdivided if a use is different from other uses.

The timetable for presentation at Town Meeting was discussed. A workshop will be held at a Special Planning Board Meeting to be held Monday January 18, 1988 at 7:00 P.M.

Meeting adjourned at 11:00 P.M.

Respectfully submitted,

B. Elia

Barbara L. Elia, Secretary
Antrim Planning Board.