

Minutes of the Public Hearing held February 4, 1988 on the Amended Zoning Ordinance. Held before the Antrim Planning Board

Present: William MacCulloch, Mike Oldershaw, Sr., Robert Watterson Rod Zwirner, John Jones, Philip McClintock and Rachel Reinstein, Selectman; Robert Pantou, SWNHRPC; Lloyd Henderson, Council; Harvey Goodwin, Acting Chairman.

Harvey Goodwin opened the meeting at 7:35 P.M. He reviewed the changes made to the Ordinance and stated that discussion will be limited to the changes made since the last Public Hearing. Charles Rabideau protested the manner in which the hearing was being held. Harry Page made the point that the public was not sufficiently notified and quoted RSA 675:7 par 2. Dick Schacht questioned the availability of copies of the proposed Ordinance also making comments about the availability of the information were Joe Tatro and Wayne deKonning. Mike Oldershaw moved to recess to Executive session to consult with counsel. Second Rod Zwirner. So moved.

The hearing reopened at 8:30 P.M. Harry Page spoke to the changes made to the Ordinance and how they are made under N.H. State Statute. He also asked why the Board felt that the size of the lots in the Rural Conservation should be larger. Harvey Goodwin, Chairman, answered explaining the thinking in designating this a Rural Conservation District. See minutes of the Public Hearing December 18, 1987. Dick Schacht expressed his view that if these restrictions applied in this District they should extend to the whole Town. He feels that the owners of land in this District are being discriminated against. Rachel Reinstein commented that the Harris Center would like to see a Conservation Area. Charles Rabideau again spoke to the method of notification of the Hearing. Mary Allen, Chairman of the Board of Adjustment spoke to the History of Zoning in the Town of Antrim and the conditions for making changes, \$4,000. was raised at the 1987 Town Meeting for the purpose of updating the Zoning Ordinance with the help of SWNHRPC. Harvey Goodwin, Board Chairman, spoke to the value of the Revised Ordinance. Questions were asked about "Grandfathered Conditions" and Harry Page commented that he believed that the Ordinance needed a longer review period. Questions were asked by Arthur Allison, Gloria Schacht, Carl Dunlap, Henry Cutter, Fire Chief, Carter Proctor, Pat Webber and Maureen deKonning. These questions covered: The definition of cellars vs basements. What is an earth home? Lots of record. Non-conforming uses. The 20 year requirement for conversions and Clear site triangle. Robert Pantou, SWNHRPC and Harvey Goodwin Chairman, explained the reasoning behind the changes and how the Board arrived at their conclusions. Mrs. Dunlap asked about Article VI,B and it was explained that the purpose of Zoning is not to offend your neighbors. Dick Schacht expressed his concern with Zoning Officers and their right to go on your property. He also asked about job specifications and the cost of same. Selectman, Reinstein answered that the Board of Selectmen were consulting with other towns and are considering how this can be handled. Possibly they will be paid by fees. Harry Page and Henry Cutter made comments about a Zoning Officer's duties, Town's liability, and State Code 101. Questions were received on the Sign Article, Family Business and Mobile Homes. These were answered by Harvey Goodwin and Robert Pantou. Harry Page thanked the Board for its efforts. Chairman Harvey Goodwin declared the Testimony part of the Hearing over, and asked the Board for discussion. Mike Oldershaw, Sr. commented that all Rural Districts should be the same, and spoke to conversions. Rod Zwirner asked about the condition

of two dwellings on one lot. Mike Oldershaw stated that his feeling was that the Ordinance should be corrected before it becomes official. Robert Watterson's feeling was that the Public was not properly informed of the Hearing and that the Ordinance is not ready for Town Meeting. William MacCulloch's comment was that in view of the fact that the Public Hearing January 18 lasted until 1:00 A.M. and that the questions of concerned citizens needed to be addressed, he does not feel that the Ordinance is ready for Town Meeting. After reading the full document he feels that the Board needs more time. The document is good but not good enough to vote on. Phil McClintock's opinion was that the community needs more time and more exposure. There is a lot to digest. John Jones's opinion was that after six months the ordinance will not be much better than this one. He suggested that the Board get something before the voters. Rachel Reinstein's comment was that the Town's growth should be manageable. Robert Watterson said that if you limp along with this for two or three years or it can be worked on for two or three months and be complete. Rod Zwirner's comment was that everyone wants the Ordinance to be right but everyone's idea of right is different. He wants it to go to the voters. He has faith in the Public. Lloyd Henderson summarized the letter sent to Harvey Goodwin with his opinion of the options, and suggested that the Board review this letter in regard to the alternatives to putting the Zoning Ordinance on the ballot. There can be other Public Hearings. William MacCulloch moved that Board recess to consult with Counsel. Mike Oldershaw second. So moved.

The Hearing was reopened by Chairman, Harvey Goodwin, Mike Oldershaw moved not to place the Ordinance on the ballot at Town Meeting in March. Robert Watterson second. The vote went as follows: Robert Watterson, yes; William MacCulloch, yes; Mike Oldershaw, yes; Philip McClintock, yes; Rod Zwirner, no; John Jones, no; Harvey Goodwin, no. Robert Watterson moved to continue the review of the proposed ordinance with changes and to continue the process under option 2 as shown in the letter to the Board from Lloyd Henderson dated January 18, 1988. William MacCulloch second. So moved with one dissenting vote, Harvey Goodwin. The proposed zoning ordinance will remain in effect. Lloyd Henderson explained option 2 to the public. Harvey Goodwin asked the Board who will continue with the work on the Amended Ordinance. Robert Watterson declined the position. It was noted that the Board elects its own Chairman. Lloyd Henderson will meet with Robert Panton and clarify the Board's position.

John Jones moved to adjourn at 11:55 P.M.

Respectfully Submitted,

Barbara L. Elia, Secretary
Antrim Planning Board