

Minutes of the Antrim Planning Board June 16, 1988 (Workshop)

Present: Robert Watterson, David Butler, Mike Oldershaw, Judy Pratt  
Phil Dwight, John Jones, Rod Zwirner, William McCulloch,  
Chairman pro tem, and Rachel Reinstein and Ed Rowehl Selectmen.

*Acting*  
The Chairman opened the meeting at 7:00 P.M. Rachel Reinstein informed the Board that advice of Counsel, Phil Runyon, in regard to the proposed Zoning Ordinance, is that it should be completed and presented to the voters as soon as possible. Selectman Reinstein also informed the Board that she had been in touch with the Secretary of State and was informed that this local issue can be introduced at the November General Election. Selectman Reinstein stated that the Board of Selectmen will be interviewing an individual to act as a Zoning Officer. Selectman Rowehl said that on the advice of Counsel the Board should announce if the Zoning Ordinance can be ready for the November Election and make a firm date to shoot for. Phil Dwight moved that the Board go on record that it is the intention of the Board to review the Ordinance and have it ready for the General Election in November. Second Mike Oldershaw. So moved. (William McCulloch, Chairman pro tem was not present for this vote)

Mike Oldershaw, Chairing for the purpose of the Zoning Ordinance Review as voted at a previous meeting, started the review with Article III, Section 3, 66, Lighting. The Board agreed that this definition was ok as written except that under c, "souce" should be corrected to "source". #67, Loading Space or UNT: Delete "UNT" and change the word "from" to "for" in the third line down. #68, ok as written. #69, Lot: change a track or parcel to "A tract or parcel". #70, Lot Area: Place a period after the first use of the word "alley" and delete the rest of the definition. #71, After much discussion about the title of the definition the Board agreed to retain the title as written and place a period after the word "intersection" and delete the rest of the definition. #72, Lot Depth: here again there was much discussion about the method of measuring lot depth. The Board agreed that the delinition be ammended to read: "The horizontal distance between the front lot line and rear line as measured on side yard boundary lines". #73, #74, ok as written. #75 ok as ammended. #76, Lot Width: Ammended to read: "The horizontal distance across the lot, between the side lot lines." #77 ok as written. #78 ok as written. #79 ok as written. #80 place a period after "transient use" delete rest of definition. At this point the Board agreed to insert the definition of "Master Plan" in its proper alphabetical order. #81, #82, #83, #84, #85, #86, #87 all ok as written. #88, ok as ammended. #89 ok as written. #90, Planned Residential Development: ammended to read: #90, Planned Residential (Cluster) Development: the definition will read as written excluding the words "the development plan for which does not correspond in lot size, bulk or type of dwelling, density, lot coverage and required open space to the regulations established in any one residential districe created, from time to time," #91, Planning Board: add the words "in accordance with RSA and the vote of Town Meeting. #92 ok as written. #93 Porch: place a period after the word "building". #94, #95 ok as written. #96, Principal Use: to read "The major, dominant use of the premises. The Board will start with Item #97 at the next workshop meeting.

William McCulloch took over the chair for the balance of the meeting. The first item being the discussion of the Blair proposal which had been continued at the Public Hearing held June 9, 1988. Mr. McCulloch reported that in conference with Phil Runyon, Board Attorney, it was

determined that the Board can require a restriction or covenant on the lot in question. Mike Oldershaw excluded himself from the discussion as he is an abutter. Robert Watterson spoke in favor of the covenant and Rod Zwirner made the observation that the wetlands were indeed a problem. Robert Watterson remarked that the Board could on the advice of the Conservation Commission go along with the restriction suggested by Board Counsel, that the six acre lot not be subdivided. It was also suggested that entrance be from Elm Avenue.

Gary Bergeron was present at this workshop meeting with his attorney Tom Pappas and his engineer. They demonstrated their proposal which will be heard at a Public Hearing scheduled for June 23, 1988. This will be for 14 units. Five detached one duplex and seven in the existing inn. These will be condominiums, individual ownership with 1/14th interest in the common land. They confirmed the fact that the end of the road will remain as it exists. The applicant also explained that the land in Hillsboro will be convertible or withdrawable per the Condominium Act. The Applicant explained that this plan is similar to the other plan and the engineering is about the same. They confirmed that the dry hydrants will be in place as originally agreed and that the Condominium will maintain the road as agreed. Bergeron suggested that the road costs will be less so the Bond shouldn't be as high. William McCulloch expressed his concern about the previous suit. Attorney Pappas explained the status of the suit. William McCulloch still has concerns about a challenge of any decision made by the Board and would like some assurance that this will go. Pappas assured him that seven units in the inn were permissible under the old Ordinance. Bergeron was questioned about size of the units and replied that they will be 1000 square feet in the inn and the singles will be 1700 to 2000 square feet, with covenants pertaining to size and shape. Rental will be for only 30% of the units controlled by the financing. Questions were raised about the Condominium Documents and sewer and water facilities. These will be as planned in the original application.

A Plan left with the Board for Steve Schacht was reviewed. The Board had a number of questions and the secretary was instructed to inform him that this will be considered a pre-application review if Mr. Schacht wishes to appear before the Board.

The Board inquired about what is happening at Camp Sakhem. Rachel Reinstein informed them that the fund is paying for test pits to get an idea of what can be done with the land. The fund presently has \$3000.00 given in donations of \$100.00 or less and \$5000.00 given in a single donation. The Committee has retained a land use consultant and is planning a community of large lots.

Mike Oldershaw moved to accept the minutes changing the spelling of meet to "met". Rod Zwirner second, So moved. Phil Dwight moved to adjourn Mike Oldershaw second. So moved.

Respectfully submitted,

Barbara L. Elia, Secretary  
Antrim Planning Board

ZONING ORDINANCE:

1. The Planning Board is working to present the new draft ordinance by ballot at the General Election, Nov. 8.

Hearings - Oct. 27 - Notice posted and in papers week of Oct 17.

Oct. 13 - Notice posted and in papers week of Oct. 3.

Final amendments to go to SWRPC for incorporation by Sept. 26 to be ready for inspection.

2. We are hiring a zoning inspector on a part-time basis and will start to charge inspection fees and issue occupancy permits. Is there a sample occupancy permit available?

Agenda Workshop Meeting Antrim Planning Board June 16, 1988

Zoning Redo---Mike Oldershaw Start Article III, Section B66

Article II, Section C10, Lots in Two Zoning Districts to be referred to the attorney to be redefined per minutes May 5, 1988

Article III, Section B26 to be redefined by the SWRPC making reference to page 26 and 27 of the Zoning Ordinance per minutes May 19, 1988

Letter from Jay Leonard re Cloutier Development

Plan left for Steve Schacht at last meeting if you want to take a look at it.

Bergeron hearing next meeting.