

Minutes of the Antrim Planning Board Meeting July 7, 1988 Workshop

Present: Mike Oldershaw, Judy Pratt, William MacCulloch, John Jones, Robert Watterson, Rod Zwirner and Phil Dwight, Chairman pro tem for July. Rachel Reinstein and Edwin Rowehl, Selectmen were also present

The Chairman, Phil Dwight, opened the meeting at 7:00 P.M. He then turned the meeting over to Mike Oldershaw for the purpose of reviewing the proposed Zoning Ordinance. The Board continued working on Article III,B, Definitions. Item #97 was the first item taken up. It was agreed to delete the words "which are not conducted primarily for gain. #98, ok as amended. Item #99, correct spelling of "amended". #100, correct spelling of "amended" #101, after much discussion the Board agreed that they should get a legal definition from counsel. #102, ok as written. #103, delete the words "or stabling for compensation". #104, the term Rooming House should also include "Tourist Home and Bed and Breakfast". #105 the Board agreed to change this by placing a period after "A private hospital." and delete the rest of the definition. #106, change the title to "Screening:" and delete the word "vegetative" from the definition. #107, it was agreed to delete the definition completely. #108, place a period after the word "public" delete the following words until the last sentence. This should read: "See Article XIV for more specific description." #109, ok as written. #110, delete the words "four feet by five feet" and change the area to "twenty four square feet". #111, ok as written. #112, place a period after the words "floor level" and delete the rest of the definition. #113, ok as written.

At this point Mike Oldershaw turned the meeting back to Chairman pro tem, Phil Dwight who proceeded to take up some of the cases concerning the Board. Dennis McKenny and Ben Pratt appeared before the Board representing The Town of Antrim and Monadnock Paper Mills Realty Trust in the matter of a subdivision on Pleasant Street. This subdivision will allow the Town to purchase land for the Water Tank. Dennis McKenny presented the plan for final approval. Mike Oldershaw moved that the Board accept the plan for final approval. Rod Zwirner second. There was some discussion about provisions for overflow. Ben Pratt said that he thought this was covered as this has been installed by a reputable company. Mike Oldershaw asked that it be put into the record that the pin in the northwest corner be set on job completion. The vote was taken and it passed unanimously.

Dennis McKenny asked the Board about the Lang subdivision. This was tentatively scheduled for July 28, subject to McKenny leaving an application at the Town Hall by Friday, July 8.

Rachel Reinstein provided the Board with copies of an explanation of the "ninety day clock" provided by the NHMA.

The Application of Maja Gamitri Realty Trust, Gary Bergeron, Trustee, was then discussed. It was reported that Board Attorney, Phil Runyon, has some reservations about two items in the Condominium Agreement and will provide with these comments in writing prior to the hearing July 14. SWRPC has the plans and will provide the Board with its

comments on the matter in time for the meeting on the 14th.

Rachel Reinstein also reported that the State of N.H. has given SWRPC a grant to do a transportation improvement program for Towns covering existing and future needs. Bob Panton, of the Commission, will meet with the Board on Thursday July 21 at 8:00 P.M. to talk about this.

Harry page presented a plan for the Vejz property and questioned the status of the Cemetery Road off of Elm Avenue. The Vejz/Page hearing will be scheduled for July 28.

The Board then discussed some administrative problems and Phil Dwight agreed to talk with Counsel ~~explaining~~ ^{Explaining} the Board's position and concerns.

Phil Dwight then brought the Board's attention to the fact that the Board had only five sessions to work on the Zoning Ordinance to have it ready for the timetable agreed upon. The Board will continue to work on the Ordinance for the balance of the evening and try to include the work on the revisions in any available time.

Phil Dwight turned the meeting over to Mike Oldershaw and they went back to the Ordinance. Article III, Section B, item #114, ok as written. #115 ok as written. #116 to read the same as the definition for "#18. Building:" #117, #118, #119 are all ok as written. #120 delete d. Boat in its entirety and change "e" to "d" deleting the words "as defined above" change "f" to "e". #121 ok as written. #122 strike the last sentence. #123 ok as written. #124 change all the words "property" to "premises". #125 and #126 ok as written. #127. change to read "The required open space extending between the rear of the main building and the rear lot line (not necessarily a street line) throughout the entire width of the lot." #128 to read as follows: "The required open space extending between the side of any building and the side lot line through the entire depth of the lot." #129 correct spelling of "divides". #130 and #131 ok as written. Mike Oldershaw asked the Board to review Articles #IV, V, and VI, and be prepared to work on them at the next workshop July 21.

Mike Oldershaw moved that the minutes be approved as read. Rod Zwirner second. So moved.

Meeting adjourned at 10:15.

Respectfully submitted,

Barbara L. Elia, Secretary
Antrim Planning Board