

Minutes of the Antrim Planning Board Meeting July 21, 1988 (Workshop)

Present: Mike Oldershaw, Robert Watterson, William MacCulloch, Judith Pratt, Phil Dwight, Chairman- protem, Edwin Rowehl, replacing John Jones as ex officio from the Board of Selectmen, and Rachel Reinstein, Selectman.

Robert Panton of the Southwest Regional Planning Commission met with the Board to make them aware of a proposal for a transportation survey sponsored by the New Hampshire Department of Transportation. This survey will assist in updating the base map for the Town and also be an addition to the Master Plan. This survey will gather information about the width and condition of Town Roads, sufficiency and ratings of roads and bridges, traffic volume on state roads and other relative information. This survey will require the cooperation of the Road Agent and will take 6 to 8 months to complete. The only cost to the Town will be the Road Agent's and the Planning Board's time. When the report is complete a draft copy will be made available to the Selectmen and the Planning Board and could be used as an addendum to the Master Plan. Panton said that in order to start this survey the SWRPC will need the agreement of the Board and a letter from the Selectmen stating that the Town would like to take advantage of this project. The consensus of the Board was that the Town take advantage of this proposal. The Selectmen will see that the letter is written.

Mike Oldershaw moved that the Board adjourn to executive session for the purpose of consulting with Counsel, Phil Runyon. William MacCulloch second. So moved.

The Chairman protem reopened the meeting at 8:30. Don Mellon and Steve Schacht spoke to the Board relative to the Annexation of 31 plus acres of the Pashoian property to property owned by Stephen Schacht and Kevin Ricupero. There was some discussion about whether this was an annexation or a subdivision with Counsel agreeing that an annexation was a subdivision of a sort. There was some discussion about the need for a public hearing. The Applicant felt that he needed a public hearing and Counsel and the Board agreed. A public hearing will be scheduled for August 11, 1988.

The Chairman turned the meeting over to Mike Oldershaw for the purpose of the Zoning Review. The review began with Article IV Village Business District. IV,A,Purpose: The consensus of the Board was to place a period after the word "residences" and strike the rest. IV,B,1,x. The consensus of the Board was to delete IV,B,1,x and delete IV,B,2,c, replacing IV,B,2,c with "Other similar uses as approved by the Zoning Board of Adjustment." Counsel, Phil Runyon provided the Board with advice on the Board of Adjustment's role in the application of the Ordinance. IV,B,3,a&b remove and add to IV,B,1, Permitted uses. IV,B,3,a. now reads "Other similar mixed or accessory uses as approved by the Zoning Board of Adjustment." IV,B,3,b. "Inlaw apartments" The Board agreed that a definition of "Inlaw Apartment" was needed. IV,C,1,a, place a period after 100 feet and delete the rest of the sentence. IV,C,1,b, the Board agreed to change the frontage to 100 feet and delete the rest of the sentence. IV,C,1,c,4 change lot frontage to 100 feet and delete the rest of the sentence. IV,B,3,d,4 the Board agreed to change the lot frontage to 100 feet and delete the depth. IV,B,3,f, Change lot frontage to 100 feet and delete the depth. Shelly Nelkins,

An interested citizen, commented that the purpose of Zoning was to control growth. Board member Robert Watterson replied that it was to control not limit growth. The Board discussed the status of existing lots some of which might be considered sub standard. Counsel commented that existing lots were lots of record. Article IV,C,2,a change lot size (area) to 80,000 square feet and the minimum frontage to 200 feet. Delete the depth. Article IV,C,2,b change lot size (area) to 120,000 square feet and the minimum frontage to 200 feet. IV,C,2,c change the last line to "See the provisions in Article XI". IV,C,2,d change the lot size (area) to 80,000 square feet and the minimum frontage to 200 feet. Delete the depth. William MacCulloch raised the question of the reasons for bonus zoning for the elderly. The Board referred to Article X,2,i,1 and agreed to place a period after the words "dwelling unit and delete the rest of the sentence. X,2,i,2 The Board agreed to delete this in its entirety. The Board will do a complete review of this Article at a later date. The question of height regulations was addressed. The Board agreed that they be changed to 35 feet when they are reviewed.

Robert Watterson moved that the Board adjourn, second Judith Pratt. So moved.

Respectfully submitted,

Barbara Elia, Secretary  
Antrim Planning Board