

Minutes of the Antrim Planning Board Meeting September 15, 1988

Present: Mike Oldershaw, Judith Pratt, Phil Dwight; Robert Waterson; Edwin Rowehl; and Rod Zwirner, Chairman protem for September.

Rod Zwirner opened the meeting at 7:00 P.M. and turned it over to Mike Oldershaw for the continuing review of the proposed Zoning Ordinance.

The Board started the review with Article X,2. It was the consensus of the Board to ask SWRPC for a complete review of the opening paragraphs. Sections a and b were ok as written. Section c. The Board agreed to change the word "each" to "any" in the last sentence. Sections d and e are ok as written. The Board then moved on to Article X,2,f and after much discussion in which reference was made to Article IV,C,1,d,(3) and the requirement of 3600 square feet per dwelling unit in Elderly Housing, Mike Oldershaw moved to eliminate Article X,2,f. Judith Pratt second. The vote went as follows: Rod Zwirner, yes; Phil Dwight, no; Robert Waterson, yes; Judith Pratt, yes; Edwin Rowehl, no. Sections g and h were ok as written. It was agreed to amend Article X,2,i by placing a period after the word "unit" and delete the rest of (1) and all of (2). Sections j, k, and l were ok as written. Architectural regulations were discussed at length with the Board agreeing to consult with Attorney Silas Little about adding them to the Village District and or including them as a Supplemental Regulation. Article X,3 was discussed next and it was pointed out that it had been originally under permitted uses. The opinion of the Board was that they would like to have the attorney review the question of Manufactured Housing. Phil Dwight moved that Article X,3,(3),ii, minimum lot size should be the same as in other districts. No second. There was more argument about multifamily as opposed to mobile home parks. The final decision was to consult with counsel to find out where Article X,3, in its entirety, belongs in the Ordinance. Article X,4. The Board agreed to add "Rural Conservation District" to the districts in which Recreation Vehicle Parks and Campgrounds will be allowed as a Special Exception. The question of Junkyards was raised and the Board agreed to ask Counsel for his input as it applies under this Article and also Article XI,10.

The Board then moved on to Article XI,A,1,a and b ok as written. Article XI,A,2 was amended as follows: Phil Dwight moved and Edwin Rowehl second that it read: No dwelling units shall be placed in a cellar. So moved. Section 3, Clear Sight Triangle was then addressed. Harry Page raised the question of trees and lampposts within the clear sight triangle and after further discussion the Section was amended to read: The clear sight triangle shall be a triangular area of unobstructed vision on corner lots formed by a 100 foot sight line along the centerline of a secondary or primary road, by a 25 foot sight line from the right of way along the centerline of a local street and by a line joining these two sight lines at the greatest distance from their intersection. In order to prevent the creation of a traffic hazard by limiting visibility no structure, building, earthen bank or planting shall be allowed within this area that obstructs vision as defined above. It was noted that the definition of Clear Site Triangle should be amended throughout the Ordinance to comply with this change. The Board agreed to amend Article XI,A,4, Accessory Buildings, by placing a period after purposes and deleting the rest of the sentence.

Mike Oldershaw ended the review of the Ordinance for this evening and turned the meeting back to Rod Zwirner, Chairman protem. He called the Board's attention to lectures held in Keene September 21, and 28. Judith Pratt and Phil Dwight will be attending. Phil Dwight reported that he had not met with Mark Tenny but Tenny would be calling him. The Chairman asked that Phil press Mark for a firm figure on the school population. The budget was discussed with the points made by Madeline Hensley, Administrative Assistant, that income was not applied against the budget, and that some legal fees could be charges to developers. It was pointed out that the it should be made clear if this were to be done. Judith Pratt suggested an outline of basic principals on the basis of charges to developers. Rod Zwirner pointed out that the Cloutier Development was taking so long that the legal fees were mounting and the Board could bill for further fees in connection with this development. Phil Dwight agreed to write a letter informing them of this.

A Steep Slope Regulation was passed out to the Board by Chairman, Zwirner. The Chairman asked the Board to be ready to review and discuss this ordinance at their next workshop meeting September 29. It was also suggested that the Board review Steep Slopes Ordinances of other towns. Rod also informed the Board that a Wetlands Ordinance should be ready for review at the September 29 meeting.

Mike Oldershaw reported on his conversation with Robert Panton of SWRPC. The changes will be put on the word processor.

Rod Zwirner reported on his conversation with Mary Allen. Mary has reservations about the Board using Silas Little as an Attorney. As a result of this discussion the Board discussed the history of the creation of the amended Ordinance and the events that lead up to the Ordinance not being ready for the voters at the March Election.

The question of how the queries to the Attorney noted tonight will be handled was raised. The Board agreed that after the minutes were made available to him Mike Oldershaw will call Attorney Little and discuss the questions with him.

Phil Dwight moved to accept the minutes of the September 8 meeting. Mike Oldershaw second. So moved.

Rod Zwirner asked Phil Dwight to determine who is the arbiter of safety in the schools as it applies to the sidewalk proposed as a result of the Cloutier Development, when he talks to Tenny.

Edwin Rowehl reported that a Building Permit had been applied for on a parcel not yet approved for subdivision, namely the Vejr Subdivision on Route 202. Artek would like to buy the 2.16 acre lot and Rowehl has questions about the access point. Phil Dwight suggested that the question of Industrial Development should be reviewed. Bob Watterson referred to the Building Code and suggested that the Selectmen enforce the driveway regulation. More discussion on the access point as it applies to a Class V or VI road was made, with Judith Pratt asking if the road would have to be updated.

Minutes of the Antrim Planning Board Meeting September 15, 1988  
Page 3

A motion was made to adjourn. So moved.

Respectfully submitted,

Barbara L. Elia, Secretary  
Antrim, Planning Board