

Minutes of the Planning Board Meeting September 29, 1988 (Workshop)

Present: Robert Watterson, Philip Dwight, Judith Pratt, Edwin Rowehl, Rod Zwirner, Chairman pro tem for September.

The Chairman opened the meeting at 7:30 P.M. After reading the minutes of the September 22nd meeting Philip Dwight moved that they be accepted as written. Judith Pratt second. So moved.

Edwin Rowehl reported that the Selectmen had recieved a resignation from Phil Dwitht to be effective upon completion of the work on the Zoning Ordinance.

The Board then reviewed the copy of the State Subdivision Approval for the Blair property on Elm Avenue and Route 202. There was some discussion on the status of the road and the Board deferred further discussion until Mr. Blair has scheduled an appointment with the Board.

Rod Zwirner, Chairman protem then turned the discussion to the proposed Wetlands Ordinance. Judith Pratt commented that State law requires that the Ordinance be backed up by the Master Plan and that the Office of State Planning must approve it before it takes effect. She also informed the Board of a meeting at the Harris Center October 29 on Wetlands, to see what is possible and what is not. Rod Zwirner reported that mapping of the aquifer is proceeding.

Madeline Henly asked about the bond to be posted by Bergeron. She was informed that this would be determined when he applies for a building permit. The Board also discussed a bill from SWRPC and commented on same. Philip Dwight asked for clarification of just what services the Commission provides for dues and fees. Madeline Henly put herself at the Boards disposal in regard to communication with the Commission. Rod Zwirner spoke of the topo maps required by the Board.

At this point Mike Oldershaw, Sr. joined the Board and discussion of the Steep Slope Ordinance proceeded. Philip Dwight read the proposed Steep Slope Ordinance and copies were distributed to the assembly. Discussion on the need for an overlay map and the percentage of the lot at a particular grade for the Ordinance to be applicable ensued. David Penny, Board of Adjustment Vice Chairman, commented that he felt that an overlay map should come before the Ordinance is considered. Madeline Henly will ask SWRPC for a timetable for getting an overlay map. Robert Watterson again raised the question of the percentage of the lot at a particular grade for the ordinance to apply. Shelly Nelkins made the comment that she believed that a lot at 15-25% grade was not buildable. David Penny commented that a Steep Slope Ordinance could replace the proposed Rural Conservation District. Philip Dwight, Board Member, commented that the Board has taken no position. Robert Watterson discussed the Rural Conservation District and its history and the protection afforded by a Steep Slope and Wetlands Ordinance. Judith Pratt spoke to the advantages of cluster housing, that is, you could increase woodlands without increasing density. Bill Suydam commented that the discussion was the opening of land by creating new roads. Comments were made on keeping the rural character of New Hampshire, growth, and the need for a Capital Improvement Plan. The need for discussion with SWRPC was noted. A consensus of the assembly was taken on the need for a Steep Slope Ordinance and the Rural Conservation District. In favor.

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Rod Zwirner presented the Wetlands Ordinance to be considered. Copies distributed to the assembly. Philip Dwight asked questions about the wording. Robert Watterson commented that the building area should be defined and that a proper overlay could be a tool. David Penny stated that his opposition was to clustering. Judith Pratt commented that the ordinance was not passed as written in Deering. Comments were made on the fact that a small portion of wetlands could destroy the validity of a lot. Rod Zwirner pointed out that in order to delineate large areas of wetlands some towns have hired consultants. A suggestion was made that if there is more than one half acre of wetland the lot area should be increased by that same amount. Shelly Nelkins made a comment on the use of pesticides, herbicides and fertilizers. Carol Court raised the question of setbacks from water ways in areas served by water and sewer. Questions ^{were raised} about the Special Exceptions portion of the Ordinance with Phil Dwight expressing the need for clarification. Robert Watterson asked how a State Approved Septic Design would apply in a Wetlands area and suggested a common sense approach. Questions were raised about lot size, burden of proof as to the nature of soils and wetlands, lots of record, the use of percentage of lot affected and enforcement. The need for an enforcement section in the Ordinance was noted and Bill Suydam, Selectman, commented that the fine should be increased as provided for by State Statute and that SWRPC should review the points raised and give the Board its input. The point was made that a Wetlands Ordinance must be in the Master Plan to have validity. David Penny commented that it would be a separate Ordinance and when asking for a consensus it was determined that the assembly was in favor of a separate ordinance. Administrative Assistant, Madeline Henly will contact SWRPC and get back to the Board.

Philip Dwight moved that the meeting be adjourned. Second Judith Pratt. So Moved.

Respectfully submitted,

Barbara L. Elia, Secretary
Antrim Planning Board