

Minutes of the Antrim Planning Board Meeting October 20, 1988 (workshop)

Present: Judith Pratt; Mike Oldershaw, Sr.; Rod Zwirner; Phil Dwight, Acting Chairman; Edwin Rowehl; Rachel Reinstein, Selectmen's Alternate; Madeleine Henley, Administrative Assistant; Robert Panton, Southwest Regional Planning Commission

The Chairman opened the meeting and presented the Board with copies of the proposed Ordinance typed and printed. He had one for each of the Board members, 1 for Panton, 1 for Legal Counsel and 1 for Shelly Nelkins an interested citizen. The Chairman informed the Board that the cost of typing this document on Word Perfect software was \$156.00. He also gave the Board an estimate of the cost of printing 125 copies to have available for public inspection after the posting. \$125.00 for 25 copies. After some discussion Mike Oldershaw moved to have Phil Dwight get 50 unbound copies at a cost of \$250.00 (unbound) Second Rod Zwirner. So moved.

The Chairman then turned to Robert Panton of SWRPC who was attending this meeting to give his comments on the Steep Slopes and Wetlands Ordinances presently under discussion by the Board. Mr. Panton provided a map of the Town indicating the percentage of slope. He commented that many communities find that a lot with slopes of over 25% is unbuildable. He commented that the Board must make a decision about a property line basemap and he explained how a slope overlay works. The discussion turned to a Water Resource Management Plan about which Mr. Panton stated that if adopted by the Town it would have to be submitted to the Office of State Planning for a Consistency Review to determine its validity. Phil Dwight commented on the overlay and if it should cover the whole Town. He asked the Board for its input. Mike Oldershaw asked about slopes of 8% to 15% being suitable for industry. Panton answered that access was a consideration in the matter of parking lots, driveways, etc. Madeleine Henley asked about expanding the size of a lot to compensate for the steep slopes. Panton answered that many towns took this into consideration based on percentage. The suggestion was to keep density lower in areas with steep slopes. Rod Zwirner asked about Site Plan Review. Panton's answer was that this applied for Cluster or Industrial use but was not applicable to single family lots. It could also be used for mixed development or multi-family developments. Peter Bebloosky suggested that slopes over 25% be discounted from any formula. There was further discussion with references being made to Ordinances of other towns. It was pointed out that soil maps are not always 100% accurate and are not intended to be site specific and that in the case of a questionable development the Board could require engineering reports of the developer as provided for by NHRSA. Phil Dwight again asked the Board for comment. Mike Oldershaw was of the opinion that the Ordinance should apply to the whole town. The Chairman stated that no changes should be made at this meeting as the Ordinance is being posted next week. The general agreement was that it be town wide. Edwin Rowehl raised the question of existing lots. Harry Bage asked about lots on water and sewer. Robert Panton answered that this would depend on how it was defined. There could be Special Provisions, erosion control, driveway construction and foundation considerations. The building permit could be used in handling the situation. Panton commented that towns are finding that as a result of growth pressures they are looking to growth management tools by pointing out potential problems and remedies for same. Peter Bebloosky referred to Meeting House Hill. It was

determined that the Board was generally in favor of the provision to deduct the area of slopes over 25% from the total lot area. The Chairman, Phil Dwight expressed his concern that this would be too restrictive. Shelly Nelkins expressed her desire for more restrictive zoning. The Chairman stated that he was in favor of fair zoning. The question was asked if different regulations could apply to small and large developments. Pantan's answer was that regulations could differ from district to district but to restrict by the size of development was not advisable. The Chairman asked the Board members to state their positions in writing for the next meeting as the Board was making no decisions tonight. The discussion turned to the proposed Wetlands Ordinance. Phil Dwight asked Pantan his opinion of including all the trees and shrubs in the Ordinance. Pantan replied that the Board might want to keep the regulations easy to deal with and understandable. Each case can be dealt with on an individual basis under the State's enabling legislation. David Penny asked for an explanation of the Water Resources Plan, which was discussed in great depth. The Chairman informed the Board that in the opinion of Counsel, Little, the Ordinance could be passed without the Water Resources Plan. Pantan was of the opinion that the Town could adopt a simple setback ordinance. Ed Rowehl asked if the Wetlands Ordinance was a step in the right direction. Pantan replied that it could not be substituted for a Water Resources Plan but the Board would not be doing anything wrong by passing such an ordinance. The Chair raised the question that if the Town has a Wetlands and Steep Slope Ordinance does it need a Rural Conservation District. David Penny expressed his opinion that there was more at issue in that District than wetlands and steep slopes. Rod Zwirner asked Pantan if he could provide the Board with a copy of a Water Management Report from a comparable town. Pantan's reply was that other than Hookset he does not know which ones have been approved. After further discussion about water resources and their management the question was raised about common open space in a Cluster Development. Pantan took issue with the changes made by the Board and discussion was raised about recreation areas and how they apply to open space in a cluster development. Phil Dwight asked Pantan for a draft of what could be a Cluster Development regulation. Pantan asked the Board to get an opinion from their attorney. Madeleine Henley stated that the information had been taken from a newsletter from the Office of State Planning.

The Chairman asked the Board about a letter to Cloutier about his planned development on West Street and the Board agreed that the Chairman would see that it was done. The Chairman, Phil DWight suggested that any ~~XXXXXXXXXXXX~~ comments on tonights discussion be presented to the Board in writing. He proposed that the Board cancel the November 3 Meeting to which the Board agreed.

Chairman Phil Dwight thanked Mr. Pantan for coming and asked him to review the Ordinance proposed for posting and make any comments he might have to the Board. He asked the Board to read the Ordinance and be prepared to discuss it at the next meeting.

Respectfully submitted,

Barbara L. Elia, Secretary
Antrim Planning Board