Minutes of the Antrim Planning Board Meeting October 27, 1988

Present: Mike Oldershaw, Sr.; Robert Watterson; Judith Pratt; Edwin
           Rowehl; and Phil Dwight, Chairman protem. Rachel Reinstein,
           Selectmen's Alternate was also present.

The Chairman opened the meeting at 7:30 P.M. The minutes of the October
meeting were reviewed, Mike Oldershaw moved that they be approved. Judith
Pratt second. So moved. The minutes of the October 20 meeting were
reviewed next. Judith Pratt moved to accept the minutes as written.
Mike Oldershaw second. So moved.

The Chairman pointed that there would be no official business taken up
this evening as the Board was anticipating the Public Hearing on the
Proposed Ordinance to be held November 27, 1988 at the 7:30 P.M. at
the Antrim Town Hall. Notice of hearing has been prepared by Counsel
and published in the Monadnock Ledger and the Peterborough Transcript.
Judith Pratt commented that on Page 37 the word "Maximum" should be
changed to "Minimum". Copies of the proposed ordinance were made
available by Phil Dwight and Madeliene Henley asked how they should
be handled. It was suggested that they be made available to taxpayers.

Mike Oldershaw spoke to the Steep Slope Ordinance presently under
consideration by the Board. He feels that it is very necessary and
asked that the Board have comments ready for the Public Hearing.
Comments, to address what would be buildable, what is not buildable,
and what would be allowed. There was some discussion on the use of
percentages in determining the possibilities of building on a lot.
It was also pointed out the Board's venue is only on newly created lots.
Madeliene Henley pointed that building permits require a driveway
permit from the Road Agent. It was proposed that a buildable lot
must have two acres with slope less than 15%. Another proposal was
that: in any zone the minimum lot size must have at least 25% of
minimum lot area with less than 8% slope. Bob Watterson suggested
that the whole lot be defined in the slope %. The merits of these
suggestions were argued with no decisions made. There was further
discussion on the affect a steep slope ordinance would have on
cluster developments, and the meaning of the slope percentages was
explained. As a result of the discussion a suggestion was made that:
In any zone the minimum lot size must have at least 50% with a slope
of 0 to 15%. Selectman Suydam asked it there were many houses in
the 25% category. The answer was many. It was suggested that
The Board specifically delineate acerage requirements as they pertain
to slope percentage. Some suggestions were made with this in mind.
Mike Oldershaw raised the subject of the Wetlands Ordinance under
consideration by the Board. The Chairman said that they would try to
have it in formal form by the Public Hearing and he received comments
on the Board's position on the Rural Conservation District with the
Steep Slope and Wetlands Ordinance. It was noted that nothing has been
received from the ZBA in regard to the Sign Ordinance. It was suggested
that signs be posted in the Town Hall on Election Day, November 8,
notifying people of the Public Hearing November 10.

Article X,D,g was discussed, with the lot size for conversion apartments
being in question. The merits of the 10,000 foot requirement were
discussed with the suggestion being made that the number of dwelling
units shall be one per 10,000 square feet of lot area. Richard
Court suggested that the condition of external property be included.
The Board felt that it could be included under Supplemental Regualtions.

Chairman protem, Phil Dwight, went over the agenda for the November 17 meeting. The Board proposes to take action on the input resulting from the Public Hearing and to determine when the next Public Hearing will be held.

The Board agreed that it will not be meeting November 24, 1988 and December 22, 1988 due to the holiday season.

Rod Zwirner moved to adjourn. So moved.

Respectfully submitted,

Barbara L. Elia, Secretary
Antrim Planning Board