

Antrim Planning Board Meeting December 1, 1988 (Workshop)

Present: Judith Pratt, Edwin Rowehl, Mike Oldershaw, Sr., Robert Watterson.

In the absence of Phil Dwight, Judith Pratt will act as Chairman for this meeting. The Board was informed that Rod Zwirner will join the meeting at 8:00 P.M.

Acting Chairman Judith Pratt opened the meeting at 7:00 P.M. The correspondence was handled. The Board agreed to file the form for information on Capital Improvements received from the Selectmen's Office. Attorney Silas Little's suggestion for an Article in the 1989 Warrant, addressing the need for a Site Plan Review was discussed and the Board agreed to submit it to the Selectmen for addition to the Warrant. Judith Pratt informed that the new issue of Land Use Laws was available. The Board reviewed a letter from Attorney Little in regard to the definition of recreational uses. Judith Pratt presented a copy of a proposed definition for discussion. Bob Watterson suggested the addition of "racetrack, snowmobile clubs". The amended definition will read: "Recreation Facility: Recreation facilities are classified as public or commercial but do not include such facilities as motor cycle clubs, gun ranges, racetracks, snowmobile clubs and other activities which create excessive noise or disturbance in the neighborhood. They are defined as follows: Concerns about multifamily housing were discussed, not with the number but with the zone in which it is located. Village Business District, Highway Business District, with and without water and sewer. Cluster housing was also discussed. Robert Watterson argued the merits of multifamily in the Rural District.

The minutes of the November 10 meeting were addressed. Mike Oldershaw moved that the minutes of November 10 be approved as written. Second Edwin Rowehl. So moved.

The Chairman addressed the Comments and Suggestions from the Public Hearing. On page 56, #9 Household Pets: It was agreed to add the words "or bird such as canary or parrot" after the word "animal" and to delete the words "or quadrupeds". The Board discussed Article XIII, F, Non-Conforming lots of Record. Bob Watterson expressed the view that this was not fair as it applies to pre-existing lots. The Board argued the validity of the premise. Mike Oldershaw suggested that the question be referred to Counsel. Article XI, page 65, Judith Pratt stated that she believed that the Board had agreed to add #19. "No owner or occupant will allow ruins to stand, but shall remove same to ground level within six (6) months."

Suggestions from the Board of Adjustment were addressed. On page 79 Article XIV, E. It was agreed to add 5. "Only one free standing sign is permitted on a lot or premise." Page 80, Section C,1 add d. Only one free standing sign is permitted on a lot or premise. Page 81, Section C,2,a add #6 "Only one free standing sign is permitted on a lot or premise" Section C,2,b,1 change to read "c.2.a.1.-6. This change should apply throughout the Ordinance. As the Board reviewed the sign ordinance it was agreed that further input from the Board of Adjustment was needed. Mary Allen will be asked to join the meeting December 8 at 7:00 P.M. to discuss Section C,1 and C,2,a among other things. Shelly Nelkins raised a question about 7,3,a which will also be discussed at that time.

On page 19, Definition 82, NonConforming Structure: It was agreed to add "when only a section or part of a structure does not comply, only that section should be considered". The Board discussed the meaning of

this change and referred to Article XIII,D,1 and reiterated the need for a meeting with Mary Allen, Chairman, Board of Adjustment.

The Board took up the comments from David Penny. The Board agreed that Definition numbers 17, 26, 28, 38, 39, 52, 66, 76, 88, 89, 98, 123, questioned by Penny, will remain as written. Page 8, Definition #12 to remain as written. #18 Billboards, ok administered under the sign ordinance. #19, ok, #40 ok, #106, it was agreed to delete the word "planting". Questions about Accessory Uses on page 28, 33, and 41 have been addressed.

Comments from Administrative Assistant, Madeline Henley, were then addressed. Article XI, 15,d, The Board discussed the possibility of removing d in its entirety. Bob Watterson moved to strike 15, d, in its entirety. Second Mike Oldershaw. Bob Watterson, Mike Oldershaw ~~xxxxxxx~~yes; Rod Zwirner, and Edwin Rowehl opposed. Rod Zwirner moved to add 15 under Article XI,15,d,(5) The manufactured housing unit must be removed after the six (6) months are over. and to amend (4) by placing a period after "months". Article XV,c,3, It was agreed that this should be recorded on the property records. Page 36 C,4 The Board agreed that this should be clarified by Counsel. On page 37,F,1, it was agreed to change ten (10) working days to fifteen (15) working days. It was agreed to change "shall" to "may" in Section H on page 38.

Judith Pratt raised the question of the Wetlands District. She stated the need to clarify the first paragraph "Purpose" and presented wording to that end. "The Wetlands District includes all areas of wetlands identified by the use of soil surveys, examination of vegetation and or shown on wetlands maps."

Mike Oldershaw raised the question of the subdivision hearing scheduled for December 8 for Old Pound Development, represented by Harry Page. He stated the need for a site review and asked what had been given to the Board as an Application. A map of the Vejr subdivision and two Application forms. He asked to have Attorney Little involved and expressed the feeling that this is premature as it is not on a Town Approved Road. He said that the Board should request a hi-intensity soil survey and make sure that the check list is met. Judith Pratt agreed to talk to Attorney Little on this and other subjects

Rod Zwirner moved to correct the minutes of November 17, 1988 to include under discussion of the Old Pound Development Subdivision "The need for a hi-intensity soil survey was stated by Rod Zwirner. Rod Zwirner moved to accept the minutes of November 17, 1988 as amended. Edwin Rowehl second. So moved.

Respectfully submitted,

Barbara L. Flia, Secretary
Antrim Planning Board