

Minutes of Antrim Planning Board Public Hearing January 5, 1989

Present: Mike Oldershaw, Sr.; Edwin Rowehl; Judith Pratt; Philip Dwight, Chairman. Also present were Rachel Reinstein, Selectman's Alternate and David Essex, Alternate.

Chairman Dwight opened the hearing at ⁷8:40 P.M. and opened the discussion. Richard Court asked the Board about the proposal submitted by the Board and how it complied with what is posted. He was questioning the number of units allowed in a conversion apartment. Dick Schacht recalled that the consensus at the last Public Hearing was for 4 units. It was established that the three unit concept was a result of a subsequent Planning Board Meeting. Steve Schacht expressed his opinion that it should be six. Dick Schacht reiterated that at the last Public Hearing it was four. Mike Oldershaw, Board Member, read a portion of the minutes of the last Public Hearing and this established that the consensus was approximately 50% for 2 units and 50% for four units. Harry Page made a comment on the lack of industry in the area and as a result of the possible pull out of Chicago Cutlery, expressed the need for low cost housing to encourage industry into the area. Former Selectman, Bruce Cuddihy, spoke about conversions and the vote taken by the Town some years ago to limit them to two. His opinion was that additional apartments decrease the value of property and adds children to educate. His feeling was that limiting apartments could hold the line on education costs. Shelly Nelking expressed her opinion that developers do not always act altruistically. The Chairman stated that the discussion should be limited to the number of apartments only. Don Phelps asked about the number of locations that could be converted within the Town. Dick Stated that this could be any two story house in the Village District. He also disagreed with the argument about the number of children in school affecting the tax rate and referred to the increase in the Town Budget. Phil Dwight called the attention of the body to the subject namely the number of units in a conversion, and commented on the number allowed in the previous ordinance. He asked for comments from the group. Don Phelps expressed the opinion that limiting would only cause a developer to subdivide. Lloyd Henderson stated that there was no way to limit to six units per site for property on water and sewer if the lot were a large one. Richard Court commented on multifamily in Cluster Housing. It was established that this applied only to areas outside water and sewer. Chairman Dwight asked the body for their input on how many units should be allowed in an area. Harry Page referred to the 1987 Ordinance Article X,C,1,h and explained how the change came about as a result of many hours of discussion. He suggested that they return to 10,000 feet per unit with a maximum of six per unit. Shelly Nelkins expressed her opinion that these would be rentals only and that it made sense to her to limit them to 3 units. Lloyd Henderson discussed Article IV,C,1,(c),3 Multifamily in general. (page 29 of the new version). David Cutter expressed his support for the larger number of units. Shelly Nelkins expressed her opposition to same. David Penney called the Board's attention to a typo. Page 37, C.l.c.3 Change minimum to maximum. The Chair addressed the Steep Slopes and Wetlands portion of the Ordinance. Shelly Nelkins suggested that development be restricted within 1/4 mile of wetlands. Steve Schacht criticized the map and asked that the wetlands be more clearly defined. He also asked that the buildable land be defined also. Mary Hyer also had questions about a lot being buildable under the restrictions of this article. Harry Page put forth the idea that brooks and rivers be used as boundaries and

asked why the Town could not follow the regulations of the State of New Hampshire WSPCC as they apply to setbacks from a body of water. He felt that the 125 foot setback was too restrictive. Dick Schacht also expressed his agreement with this premise. Shelly Nelkins said that she could give statistics to support the 125 foot setback and spoke about the safety of the water supply and dangers to wild life. David Cutter said that the State of N.H. has some of the toughest regulations and that the town should follow the State guidelines. Harry Page stated that the State does not allow building in the wetlands. They then got into discussion about the percentage formula in determining the size of a lot in wetlands and steep slopes areas. Harry Page spoke to the presently polluting septic systems and how the Town will handle enforcement. It was established that this is the Selectmen's venue. Richard Block expressed his opinion that there should be some compromise but he found the 125 feet reasonable. Dick Schacht asked the Board to investigate the number of Towns that have imposed over 75 feet for a setback and stated that in order to enforce these requirements the Town will have to have an enforcing officer. David Penney stated that he agreed with 75 feet as far as the State is concerned. Donald Phelps asked about existing lots and grandfathering. Chairman Dwight, when asked about the taking principal, stated that the Board is aware of it and the document has been reviewed by the attorney. Mary Hyer asked about an overlay map. Dick Schacht stated that the engineers had done a fly-over some years ago and the photos should be available. Harry Page commented that the ZBA would be having weekly hearings trying to meet the 125 foot setback. Donald Phelps commented on Steep Slopes and the confusion about the percentage of lot affected. There was further discussion on the percentages. Phil Dwight commented that the final clause would probably be changed on the advice of Counsel. Harry Page made comments on the Rural Conservation District and asked why such a designation was necessary if there is a Steep Slopes and Wetlands provision. Chairman Dwight commented that he would suggest that the RCD be voted on separately. Richard Block presented a proposed amendment to the Rural Conservation District in writing to the Board, which proposed that the northern boundary of the district be extended beyond the Route 9 Highway Business District to incorporate land which extends to the Windsor Town Line. David Penney was in agreement with this idea. Chairman Dwight commented that there has been some feeling that the area of Hawthorne College be made part of the Route 9 Business District. Harry Page spoke to the need for more industry in the Town and the need for water and sewer lines to be extended into the Route 202 Highway Business District. There was further discussion pro and con about the need for clean business in the Town. Marie Slugaske asked about page 60-14 Structure on small lot of record. It was determined that this has been deleted. Harry Page discussed building on a small lot of record. The Chairman will check with Counsel. Harry Page expressed his confusion with the notes relative to the changes in the Ordinance. The Chairman explained that he was using a rough draft and it would be helpful if he (Harry) would refer to the printed copy made available for tonight's hearing. Donald Phelps asked why Cluster Housing was not included under the Rural Conservation District. Philip Dwight commented that it was a matter of opinion whether or not it did conserve open space. Harry Page asked about Article XVII. It was established that this is a new Article XVII not the Site Plan Review originally defined under this number. At this point the Chairman informed the body that the

Planning Board has been granted authority to effect a Site Plan Review Ordinance at a previous Town Meeting. Harry Page asked about the reason for a 400 foot minimum lot depth for a duplex lot and asked the Board to consider Backlots and the possibility of creating same. The Chair said that this will be taken under consideration. Block asked that on page 35 the last line of the last paragraph "can" be changed to "should". The Chair said that he did not feel it was legal but that the Board would take it under advisement. Donald Phelps said that he had one comment for the road. Spell out minimum amount of buildable land for an area. Chairman Dwight suggested that comments be put in writing so that the Board can review them. The Chairman stated that the Board will meet and establish a schedule for a Public Hearing and the preparation of the Ordinance to be placed on the ballot in March. Mike Oldershaw moved to adjourn to a Public Hearing to be held on February 9, 1989 at 7:30 P.M. at which time the completed Ordinance will be presented to the Public. Second Judith Pratt. So moved.

At this time Phil Dwight announced his resignation from the Board as soon as the Ordinance has been accepted. He agreed to continue to Chair the meetings relative to the Zoning Ordinance and asked that someone take over the regular business of the Board. The meeting adjourned at 10:00 P.M.

Respectfully submitted,

Barbara L. Elia, Secretary
Antrim Planning Board