

Minutes of the Antrim Planning Board Meeting August 10, 1989

Present: Edwin Rowehl, ex officio; Robert Watterson; Judith Pratt, Chairman; David Essex; Donald Chambers.

The Chairman opened the meeting at 7:30 P.M. The first item on the agenda was a meeting with the Economic Development Committee. Bill MacCulloch spoke for the Committee and addressed the point that Light Manufacturing had been omitted from the Village Business District as defined in the Antrim Zoning Ordinance. The Chair addressed the point that the Goodell Company building's use was grandfathered. The length of time that this status would be maintained was questioned. The Chair stated that this had been discussed by the Board and that as a result of these discussions no determination was made. MacCulloch stated that this was of concern to the committee and that this committee requests that action should be taken as soon as possible to put the matter of including Light Manufacturing in the Village Business District before the voters. The Chair asked the Committee if there were any other areas that the Committee would consider for light industry. MacCulloch stated that these could be considered as a Special Exception. The Chair asked for further information about this use. The Committee's main concern was the Goodell Buildings. There was some discussion about this use being left out on purpose. Tom Curran, Chairman of the Board of Adjustment, pointed out that there was a twelve month grandfathered clause which could be considered. There was further discussion about this status. Curran asked that someone ask the Town Attorney just what the interpretation of this grandfather Clause is, just what are the limits of the use. The Selectmen made a clarification of the time for a notice for a public hearing. MacCulloch stated that it is almost imperative to change the classification. MacCulloch addressed the question of pollution in this area. He stated that he had heard many stories about different waste materials being buried at this location. Alice Mae Flanders, local representative of Chicago Cutlery and member of the Economic Development Committee stated that the Company will have a site review done and if there was a problem it will be cleaned up. Ed Rowehl asked if the Committee wanted to designate the area as being suitable for light industry then, just what is considered light industry. The Board needs to look into obtaining a definition of this use. MacCulloch expressed the need for knowing what the Town feels. The point was made that there could have been some members of the Board absent when the decision to leave light industry out of the Village Business District was made. The Chair stated that personally she feels that the Committee should look into other areas suitable for industry. MacCulloch suggested that the availability of sewer and water is critical. Selectman Rowehl pointed out that the college area should be zoned for business, adding that if these buildings were converted to condos there could be an addition to the school burden. MacCulloch stated a desire to address the Goodell situation individually. and that, including the college could jeopardize the plan for the Goodell buildings. Rowehl asked if

there would be a problem to change the classification of the college. There was further discussion about presenting it as a separate article. Harry Page addressed the fact that Zoning on an individual basis is considered spot zoning. Some discussion about picking and choosing those business' you want to zone in this manner. There were some discussions of the reasons for dropping this use. Robert Watterson suggested that Light Manufacturing be defined before deciding just what will be considered. MacCulloch addressed the problems encountered by Hearings before the Board of Adjustment. Page addressed the definition of Light Manufacturing. Selectman Suydam agreed that if one location was changed it would seem like spot zoning. He expressed the opinion that Light Industry should be defined. Suydam suggested that the Board consult with SWRPC for a definition. The Office of State Planning was also suggested. Selectman Reinstein asked about the status of the Capital Improvement Plan which is being worked on by the SWRPC. The Chair suggested a consultation with the Sewer and Water Commissioners to determine where it would be feasible to extend the Sewer and Water services. MacCulloch stated that this could be determined by the Planning Board. MacCulloch suggested that the Board consider the Master Plan. Selectman Suydam expressed the opinion that he would hate to think that the expansion of the Town would be determined by the cost of extending water and sewer. Page stated that Route 202 was the only logical place, but there was a problem with wetlands at this location. Page discussed the possibilities of changes to Route 9. The Chair reported that there were meetings to be held on the ten year highway plan on August 24 at 7:00 P.M. in Keene. She suggested the desirability of someone from the Town attending this meeting to give input as to the needs of the Town of Antrim. Page commented on the possibilities of growth in this Town. There was some discussion about the Hillsboro Deering bypass. MacCulloch asked for some direction from the Board as to just what the Town wants. MacCulloch asked if the Committee was formed to accomplish something fast or did the Town want long range plans. Should the Committee be active or should they just study the possibilities. Rowehl asked if George Bruno had informed the Committee of any money available at the State level. Bruno has stated there were Community Block Grants available and that the Goodell Buildings were ideal. The Committee could form a non profit corporation and the Block Grant could be made available to the Committee for development. At some future date this could be returned to the Town. There was further discussion about the possibilities. MacCulloch asked for direction from the Planning Board, the Board of Adjustment, and the Board of Selectmen David Essex stated that anything done should be backed up by studies about economic possibilities. Bob Edwards, member of the Economic Development Committee, asked for some feedback from the Boards and the Town as to just what this Town wants from this Committee. Judith Pratt suggested that a special Town Meeting be called to determine just what the Town wants. Bill Suydam suggested that there were two separate agendas before the body to determine what can be done for the Goodell Buildings and what the Town as a

whole wants for a long range plan. Tom Curran spoke to the fact that a special Town Meeting only applies to the people in favor as they tend to attend to support their position. Page spoke to documenting the end of manufacturing at this location. MacCulloch expressed a concern for the timing for a special Town Meeting, stating that something should be done soon. The Chair stated that the status of the grandfathering should be determined. The definition of Light Manufacturing should be determined. Reinstein asked if Bruno would help with the application. Chambers stated that he feels that the Town should have an opportunity to discuss this at a Public Hearing. Chambers addressed the need for money to accomplish this and how it would be aquired. The ability to provide a workforce was addressed. Rowehl contributed the fact that the labor force is drawn from a thirty mile radius. Steve Crowell, a member of the Economic Development Committee spoke to the different programs being offered by other states. Page spoke to the fact that three phase power is not available in the Highway Business District. Crowell observed that the high cost of energy in this State discourages industry. The Chair expressed the desirability of zoning the area of South Main Street from the Goodell Buildings south as Highway Business District. Tom Curran addressed the fact that the landscape could be changed by acts of God as well as by zoning. Suydam spoke to the fact that the Committee is the Economic Development Committee and stated that this roomful of people should consider the fact that schools drain out tax dollars and this could be considered. Page asked where the village business district ends. Page addressed other possible locations in the Village District for light industry. There was some discussion of the location of the Flood Plain. Bob Watterson reiterated the fact that the Town of Antrim does not have good sites and the location of water and sewer are located in the wrong place. He stated that the Town does not seem to want growth. He suggested that something be presented to the people and concentrate on the buildings that are empty. Suydam suggested that the two issues be separate. Page stated that people interested in the Goodell building are cautious about the clean up costs of the location. There was some discussion about the lack of income to the Town as a whole. Page suggested that light manufacturing be put back into the Village Business District. The college area should be designated as a Village Business District. Crowell addressed the fact that there is one tax credit left. That is the rehab of historical buildings. The conclusion is that there will be another meeting of the Economic Development Committee and the Planning Board to make a decision as to the direction the Town wants to take. There should also be some input from the attorneys and then take it to a public hearing. It was determined that there should be a presentation to the Town and that the Boards should meet again to determine just what it would want to present. Page suggested that the Boards tour the Goodell buildings. Flanders pointed out that there was a Building Permit to enlarge the buidlings by 30000 sf. MacCulloch had another point to address. There was an item in the paper about an econocomic sumit at the Town Hall and he asked

what was discussed. MacCulloch asked about this report and it was determined that this report was in error. Page asked to be on agenda for next week. MacCulloch thanked the Boards for coming together.

The Chair asked for input from the Board for the ten year highway plan. The Board could think about this and have ideas to be considered at the next meeting. There is a meeting on shorelines of lakes and streams on August 16 at 7:00 p.m. at the Keene library. Page asked about talking to the Board about the Edna Black property on Route 31. He wants to establish the status of Whiton Road.

The Board addressed the minutes of the July 27th meeting. Don Chambers moved to accept the minutes as presented. Robert Watterson second. So moved. David Essex moved to adjourn. Watterson second. Next week they will discuss things discussed tonight and meet with Harry Page. They will also be looking at the Gold subdivision.

Respectfully submitted,

Barbara Elia, Secretary