

Minutes of the Antrim Planning Board Meeting August 17, 1989

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; Don Chambers; Rod Zwirner; David Essex

The Chairman opened the meeting at 7:00 P.M. She opened by discussing the results of the joint meeting held August 10, and read a proposed definition of "an office". The Chair also reported that as a result of a conversation with Attorney Little it has been determined that the status of Goodell Co. is that it is grandfathered for any similar light manufacturing use. She also reported that Bob Edwards will represent the Board at the traffic meeting in Keene. She also spoke to the need of a market analysis to assist the Board in planning for future growth of the Town. She suggested that the area in the Village Business District from Goodell Co. south be zoned for light manufacturing. Don Chambers asked about interested buyers. Attorney Little will be making a definition of light manufacturing available. The Chair expressed the need to allow light manufacturing as a Special Exception in all of the business districts. She expressed the opinion that the Board could designate sites that are suitable for business. She also spoke to the fact that the Board should review the status of Hawthorne College. She will investigate the tax status of this location. Rod Zwirner asked if the Economic Development Committee had consulted with Hugh Giffin about the status of his land. There was further discussion of advertising, and investigation and other resources available to the Committee for industrial development. The Chair stated that the Economic Development Committee should be informed of the results of the meeting that local businessmen had with the Selectmen. Harry Page gave input on the problem of wetland in the Highway Business District. Page also pointed out that in his opinion recreation business is discouraged by the Zoning Ordinance. Page also discussed the fact that the Ordinance prohibits the building of a bridge over a brook as the Zoning Ordinance precludes the disturbance of land within 25 feet of a wetlands area. The Chair will ask the Attorney to draft an opinion of just what is meant by the Wetlands Ordinance, as it applies to building bridges, roads and utilities in a wetland area. The Chair asked for comments on last weeks meeting. She stated that she has relayed the information that she has given this Board to William MacCulloch, Chairman, of the Economic Development Committee. David Essex expressed the desirability of working closely with this Committee. Don Chambers was of the opinion that the Committee should prepare an analysis of the pros and cons of locating a business in Antrim. There was further discussion of the methods that could be used in preparing this analysis. Chambers also volunteered to assist in this planning. The Chair expressed the need to think of all possibilities. There was further discussion of the condition of Hawthorne College. David Essex raised the possibility of an Industrial Park and commented on same. Administrative Assistant, Madeleine Henley, commented on a suggestion from George Bruno to ask Hillsboro to extend their water and sewer lines to include the Hawthorne

College Area. The consensus was that the cost would be such that the Town could extend its own system. Page expressed the need for water and sewer in an industrial development. Watterson expressed the opinion that the property owners could be asked to contribute in the search for buyers for the Goodell property and the Hawthorne College property. Watterson suggested that the Committee contact the broker to find out who is in charge of Hawthorne. The Chair suggested that the Board contact the Economic Development Committee to arrange a meeting September 7, 1989.

Harry Page asked about the status of Whiton Road and was told by Ed Rowehl that it is Class V from Congreve Road North and has not been maintained South for as long as anyone can remember. Page referred to the tax map and commented on the desirability of the land on the southern portion of this road. Page has purchased this land and informed the Board of his intentions as far as subdivision is concerned. The Chair commented on the fact that this was laid out as a four rod road. Page's plan is for a two lot subdivision. He asked about a subdivision with a contingency that a building permit not be issued until such time as the road is brought up to specifications. There was some discussion about the status of this road. The Chair will consult with the Board Attorney about the status of this road and an interpretation of the maintenance ruling.

Essex spoke to the need to have some information or facts about the economic vitality of the Town. The Board should look at these economic problems from a long range point of view. The Chair reiterated the need for an analysis including marketing auxiliary advantages and liabilities to the Town. The Committee should look at the cost and the availability of such an analysis. Essex suggested that he would assist in preparing this analysis. Henley also volunteered for this project. Watterson suggested that the property owner be involved in this project. There was some discussion of the availability of a labor force. Watterson addressed the fact that the designated business areas are not very suitable as they are wet and have no water and sewer. He spoke to the lack of a labor force, and expressed the opinion that the Committee concentrate on the two buildings that are available. The Chair will gather the information and bring it back to the meeting on September 7, 1989.

David Cutter met with the Board to discuss the Site Plan Review Regulations and expressed the position that he will need a Building Permit October 1 to fall into the Post Office time table. He had questions about the Time required to schedule a Public Hearing. He presented a plan of what he proposes. (layout) He stated that he is not sure that he will complete the proposal this year. The target date for the Post Office is December 1, 1989. The Chair spoke to the fact that the Road Bond should be for the whole project and returned as the project is completed. Cutter asked about the use of irrevocable letter of credit. The Chair stated that this is one method that can be

used. It was established that the Post Office is the immediate project. The Chair asked if the Board could accept the site plan for the Post Office and the balance can be done in stages. Cutter would rather do it all at once. The Chair suggested that the Building Permit could be a contingent on the completion. Cutter asked how the amount of the bond will be established. Watterson stated that the usual method is to have two or three estimates. Watterson also suggested that the estimate for paving be separate. Chambers spoke to the reservations expressed by neighbor Bob Gladding. There was further discussion about the large trees that border this property. There was further discussion about the setback. Chambers asked for an elevation plan. There were questions about the location of the road, and the possibility of a traffic light was discussed. The need for meeting all the zoning requirements was stressed by the Board. The Chair asked if Cutter could apply for a variance hearing to be held at the same time as the Public Hearing for the Site Review. A joint meeting could be held at the that time. Cutter asked if the road width could be changed. Cutter asked the Board if it could waive any of the requirements. The possibility of relocating the building was addressed. Cutter asked about the last provisions of the Site Review, "optional requirements". It was established that these apply mostly to housing. Watterson suggested that if the engineer feels that there are any problems he should address them. Cutter asked if there was an advantage to having a preliminary hearing. Ed Rowehl commented that it was up to himself. The advantages of asking for a Public Hearing were explained. Cutter suggested that he will bring in the final plan on September 7 for the Board's review.

The Board reviewed the Site Plan Review applications of Shelly Cutter and Gertrude Mulhall, and Richard and Elizabeth Watterson Jr., and the subdivision application of the Heirs of Mary Gold. It was established that the number of parking spaces should be determined for the site plan reviews and the Board provided with this information. Watterson stated that he will not be at the next meeting as his nephew is one of the Applicants and he plans to be out of town.

David Essex brought up the fact that the possibility of working with the Economic Development Committee was left up in the air. It was established that the Board will met with the committee and work this out.

The minutes were addressed. Don Chambers and Judith Pratt made some editorial corrections and Don Chambers moved to accept the minutes as corrected. Second Ed Rowehl. So moved.

The Chair reported the fact that the dredge and fill permit has been approved for the school. There was some discussion about the necessity of the school acquiring a building permit and who will inspect this building. The Chair also read a letter sent to the Board Attorney relative to the Breezy Point development. There was some objection about the figures quoted in the letter.

Madeleine Henley will contact the lawyer and clarify this situation. She also spoke to the nomination of Honorary municipal volunteer award.

Edwin Rowehl moved to adjourn. Robert Watterson second. So moved.

Respectfully submitted,

Barbara Elia, Secretary