

Minutes of the Antrim Planning Board Meeting September 7, 1989

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio;
Robert Watterson; Donald Chambers; Rod Zwirner

The Chairman opened the meeting at 7:00 P.M. She asked the Board about plans to attend the Law Lectures to be held in Keene, and called the Board's attention to notices received from the State of N.H. relative to road improvements on Route 202 between Antrim and Hillsboro and asking about any reservations about wetlands, historical markers and anything that might be a problem to the Board. Don Chambers will be out of town September 21.

Judith Pratt made a report on "Home Based Business," she has made a survey of the surrounding towns and has determined that they are handled by the Board of Adjustment or a Site Plan Review and she did not find any town where at least one hearing was not required. She also reported on Class VI Highways and spoke to the erection of buildings on Class VI Roads RSA 674 which states that the authorization has to be made by the Planning Board.

The Chair reported that she has done some work on the Capital Improvement Plan. She reported on the population analysis, and referred to a list of questions she had compiled for the Board's consideration, she suggested that the Board add any questions that they might feel are pertinent. She asked the Board to consider these questions which will be discussed at a workshop meeting. She also spoke to the desirability of back lots, and she also reported that Bill MacCulloch, Water and Sewer Commissioner will meet with the Board along with the Road Agent to discuss the areas of possible growth. Pratt spoke to the subject of "Home Based Business", and she raised the question that the number of workers should be defined and be relative to the size of the business not the size of the family. Ed Rowehl addressed the subject of crafts as a home based business that would attract tourists. He referred to market studies that reflect the fact that Antrim is basically a bedroom community. There was some discussion about the status of Hawthorne College. The Board discussed the possibility of changing the zoning designation of that area of the Town. The Chair asked the Board about the Planning Board taking on the responsibility of seeing that the plats are recorded. She asked about the fee for advertising being changed to "Current Cost". Don Chambers moved that the wording on the fee schedule be changed to "Current Cost" as it pertains to advertising. Second Ed Rowehl. So moved. The Chair asked that the Board consider these questions and to add any that they might have themselves. There was further discussion about where it might be feasible to extend the sewer service. Pratt asked if someone from the Planning Board should go out with a sewer commissioner and see where extension of the sewer lines would be best accommodated.

The Chair addressed the possible changes to be made to the Zoning Ordinance. Some are corrections and others are contingent

on changes that might be made to the districts. She also spoke to the Zoning map and how it is referred to in the Ordinance. Originally the area from Steele Pond to the Hillsboro Town Line was not included as Highway Business District but it is so indicated on the Zoning map. The Chair spoke about scenic roads. The Board Attorney is of the opinion that because a road is a scenic road it does not change it's status. As a result of this conversation Little asked if the abutters had been notified before these roads had been designated as scenic. The Chair read the RSA that applies to this situation. There was some discussion about the status of Meetinghouse Hill Road. The Chair asked about the status of private individuals working on Town Roads.

The Board reviewed the plans for site plan review submitted by David Cutter and discussed the items that the Chair feels should be clarified. She asked if the Site Plan can be approved until the Subdivision is complete. It is lacking a road bond. The Chair pointed out the items that were missing from the checklist. The Board expressed their regret that he has not been able to attend this meeting in order that this application can be discussed and expedited. The need for the as built plan to show the location of the utilities was expressed. Rod Zwirner asked about new Board members. The Selectmen have not been able to find any. The need for at least two people was expressed.

There was some discussion of the Gold Subdivision proposal which will be heard at a continued hearing next Thursday September 14, 1989. Robert Watterson raised the subject of the Rural Conservation District and how it is located. He spoke to the fairness of the location of this zone. The Chair stated that the Board's purpose should be to plan for the future instead of reacting to what occurs.

Don Chambers left the meeting as the fire whistle had blown. The minutes of the September 24 meeting were addressed. Robert Watterson called attention to page #2 and corrected the spelling of the word "moot" and the spelling of "authorization" was corrected. Rod Zwirner moved to accept the minutes as corrected. Robert Watterson second. so moved . Moved to adjourn.

Respectfully submitted,
Barbara Elia, Secretary