

Minutes of the Planning Board Meeting September 21, 1989

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; David Essex; Robert Watterson; Rod Zwirner; Nancy Timko, Alternate; Barbara Elia, Alternate.

The Chairman, Judith Pratt, opened the meeting at 7:00 P.M. The first item on the agenda was the review of a Building Permit Application for Stephen Noble, this building to be located on the private road off Pierce Lake Road. The Board is reviewing this application because it is to be built on a private road. The lots have been grandfathered and the permit has been approved. The Board has no problems with this application. Glen Noble, the applicant's father, mentioned a road of sorts on the hillside. Watterson asked about the procedure for reviewing a building permit on a Class VI road. Madeleine Henley answered that the Planning Board should review any building permit on a class VI road. The Chair mentioned Meetinghouse Hill Road and the status of the road North of the cemetery. Rowehl stated that he believes that this part of the road is discontinued. Essex asked for a clarification on the Class VI status as it applies to the issuance of a Building Permit. The Chair stated that once a permit is issued on a Class VI Road there is no further responsibility for the Planning Board.

The Chair raised the subject of Light Manufacturing and commented that perhaps there should be an added classification of Craft Industries. Essex spoke to the grandfathered status of Chicago Cutlery.

Bill MacCulloch, Water and Sewer Commissioner and Robert Varnum, Road Agent met with the Board to discuss the Capital Improvement Program. The Chair opened the discussion by referring to the Projected Population for the Town. She stated that studies reveal that there will be approximately 30 new dwellings a year and using this as a base it means that the Town will be developing approximately one mile of road per year. She asked if it was more desirable to generate more sewage or more septage. She also asked if there were more septage when would the plant have to be enlarged. MacCulloch answered that the plant is now operating at 50% of capacity and stated that he would check with the plant as to the actual figures. Pratt inquired as to whether on not growth should be confined to the rural area. MacCulloch will consult with the other Water and Sewer Commissioners and get back to the Board with answers. Pratt stated that it would be helpful to the Planning Board to have a simple plan of what areas are supplied with services, where the services could be extended and what would be needed to extend these services. Pratt also mentioned the areas on Route 31 and Whiton Road where there is some interest in development. Questions were raised about how the cost of such an extension would be borne, how other property owners who benefit from such an extension, and how the Planning Board feels about any extension as it pertains to zoning. Pratt suggested that there should be regulations for areas served by

water and sewer and those that are not. There was a great deal of discussion about fees that could be charged for bringing water and sewer services to these lots . The idea that you need a larger lot to accomodate a septic system was discussed. There was further discussion of the cost of such improvements. The possibility of charging on a front foot basis was considered. MacCulloch asked if there are any specific plans for extending the residential area. Pratt stated that this is just a process for planning for the future. MacCulloch expressed the opinion that he does not think that the development of the Town should be contingent on sewer and water service. There was some discussion of the need for pumping stations and the subject of force mains was raised. Watterson commented on the installation of new septic systems and the additional cost if sewer were made available. Rod Zwirner expressed the opinion that it would be helpful to have an idea of just what the cost of extending sewer lines would be. Rowehl asked if there is a map of the Town on which the location of the sewer and water lines is indicated . MacCulloch stated that he does not believe that there is a good map. The Chair expressed the need for a basic map of the Town on which to superimpose sewer lines, zones, etc. MacCulloch stated that it is on the Commissioners agenda to get a map. Pratt asked Rod Zwirner as a representative of the Conservation Commission about showing the location of Conservation land on such a map, and requested that the Selectmen provide a map showing the location of Town owned land. Watterson asked if Antrim Precinct lands have been deeded to the Town. There was some discussion of dams and hydrants, also of water rights. It was stated that the only land that belongs to sewer and water is the land on which the deep well pump is located. SWRPC will be contacted to get some maps. Watterson commented that the Board should use SWRPC to do this mapping. There was further discussion of this mapping and the cost. Pratt asked Varnum and MacCulloch for input. MacCulloch asked about road improvement so that W&S improvements can be planned to occur simultaneously. Pratt suggested that the W&S and Road Agent get together to do some planning. Varnum stated his concern with water lines between West St and the Ballfield. MacCulloch asked about the source of funds for planned improvement and extension of the W&S lines. Pratt stated that this was the reason for planning. Watterson stated that one of the problems in the past was that S&W has operated independently of the Town. Pratt spoke to the reasons for a Capital Improvement Plan. Rowehl explained that as a result of this planning costs can be extended over a period of years. If there are emergencies these plans can be adjusted. Pratt expressed the view that the Town could add one mile of road a year if growth continues at this rate. Varnum asked if the Capital Improvement would cover buildings. He also commented on the need for sand and gravel pits and an addition to the Town Barn. Madeleine asked about a deadline for the meeting with Sewer and Water and the Road Agent. SWRPC will be meeting with the Board next week and it would be helpful to have the Commissioners and Road Agent present at this meeting.

Chris Baker-Salmon met with the Board to discuss the possibility of purchasing a property on Route 202 for the purpose of establishing a light industry at this location. Baker-Salmon makes hand blown glassware and would like a retail shop and to wholesale a portion of his wares. He would like to establish a building which would be similar to a 19th century glassworks, and he demonstrated his plan which will be on a 1.4 acre parcel. He spoke about retaining the old cemetery building and using the existing building until such time as it is financially feasible to build the new building. Pratt commented on the subject of Craft Industries. He stated that he would be employing two people to start with the possibility of employing two more people at a later date. The Chair stated that at this point it would take a Variance to put his plan in operation. Salmon stated that he does not want to buy the property unless he is reasonably sure that he can do what he wants. Salmon asked about the size of a building in a highway business district or the Village Business District. It was pointed out that this is based on lot coverage. Salmon asked about limits on building. The Board stated that lot coverage and setbacks should be considered. The Chair expressed the Board's regret that they could not give a more definite answer. There was some discussion of the size of such a craft industry. The consensus was that there would be no need for a Variance if it were a retail operation. The process for making changes to the Zoning Ordinance was explained.

The Chair commented on the zoning and how the areas are defined. She also commented on the straight line method for establishing Zoning lines. She suggested that the Board establish a subcommittee of Robert Watterson, David Essex and Donald Chambers to start with the Conservation Zone and investigate if there is some more logical method of establishing this and other zones. She also suggested that these zones should be designated by property line and spoke to the use of lot numbers. Essex expressed a concern for the feeling of the property owner if the designation of their land is changed. The goal will be to establish more sensible district boundaries, and make more definite boundaries. Pratt also asked if the Board would like to change the error on on the zoning map. The vote was based on the map and the map was wrong. She asked the Board's pleasure. She also asked about the area where the Board plans to allow light manufacturing in the Village Business District and just what the Board wants to do about Hawthorne College. David Essex brought up the subject of an award by NHMA for a good citizen. He placed Judith Pratts name in nomination. Copy attached. Judith thanked the Board for its confidence.

The minutes of the September 14, 1989 meeting were addressed. Pratt corrected an item on page 1 half way down to read: "Mckenney stated that 75% of the " minimum" lot size meets the requirements." On page 4 change "forgone" to "the above contingencies." Tom Weller is from Harrisville. Page 3 remove "right side" and insert the word "North". Essex reported on the screening and Watterson has also viewed the site. Ed Rowehl

moved that the minutes be accepted as corrected. Second Bob Watterson. So moved. A motion to adjourn was made and seconded.

Respectfully submitted,

Barbara Elia, Secretary

Municipal Volunteer Award  
NOMINATION FORM

County: \_\_\_\_\_  
Name of Nominee \_\_\_\_\_  
Nominee's Municipality and Office or Position: \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Telephone: \_\_\_\_\_  
\_\_\_\_\_ Home \_\_\_\_\_  
\_\_\_\_\_ Work \_\_\_\_\_

**NOMINATION NARRATIVE:** (Describe the basis of your nomination, describing the person in terms of the criteria for selection. Use added paper if necessary, but do not include photographs, documents, etc.)

As Chairperson for the board with both the most direct and the most far-reaching impact on the citizenry, Judy Pratt has displayed commitment, courage and a concern for the community seldom seen in this busy age. Membership on the Antrim Planning Board is not an easy assignment, the seat Judy occupies is most difficult of all, but she works as for a labor of love, balancing the needs for environmental and natural resource protection with the tax payers rights to use their properties as they see fit.

Judy is a relative newcomer to municipal planning. First appointed in April of 1988, she agreed to chair the Board in January of 1989. The problems inherent in this position are so well known that before her acceptance, this Board was without a Chairperson for 11 months! As Chair, Judy has taken the brunt of popular (and unpopular) opposition to land use regulation, has supervised the integration of the new Office of Zoning and Building (Antrim passed BOCA in 1989), has prepared dozens of drafts for the new Site-Plan Review Regulations and guided the final document through public hearing and into adoption, and is now gearing up to forecast future needs and create a capital improvements plan for the town.

An additional dividend for us, and Antrim in general, is the snowball effect Judy's service has. Word is out that the Planning Board is the place to be if your ready to get to work for the town. Residents apply regularly to the Selectmen to be considered for a seat on our board, and our progress has goaded other boards and commissions into tackling major projects themselves.

We are proud of our Chairperson, and hope that she wins the Municipal Volunteer Award, not to spur her on to greater efforts; since she has already proven herself to be self-motivated, but to show her that good works are noted, and appreciation for her good example extends farther than town lines.

Return to:  
c/o N.H.M.A.  
P.O. Box 617  
Concord, NH 03301  
by: **SEPTEMBER**

Nominators' signature and title or position:

1. David J. [Signature] - Planning Board
2. Edwin J. [Signature] BOA Sec.
3. Robert F. [Signature] Planning Board

**NOMINATIONS MUST BE SIGNED BY THREE OFFICIALS TO BE CONSIDERED**