

Minutes of the Antrim Planning Board Meeting September 28, 1989

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; Robert Watterson; Rod Zwirner; Donald Chambers; Barbara Elia, Alternate; William MacCulloch, and Eric Tenney, Water Commissioners; Robert Varnum, Road Agent; Robert Panton, Executive Director, Southwest Region Planning Commission; Carole Ogilve and Mike Tardiff, SWRPC.

The Chairman opened the meeting and asked Robert Panton to speak to the Board about the SWRPC's agenda for Antrim. He commented on the Capital Improvement Plan; The Highway Transportation Plan and the Population Projection, he also presented preliminary plans for the Board's approval. The text is not complete and the plan is to get input from the Board and to take the information back for completion. The Chair stated that the population and housing analysis has been very helpful. She expressed the desire to see projections for the future as far as the transportation analysis is concerned. She commented that she has established that the projected growth is for 30 new housing starts per year which would result in growth of one mile of road per year. The Chair expressed the need for planning for the future in order to guide growth. It was established that the Capital Improvement Plan, as it stands, does not show much and needs more work. This will reflect on Sewer and Water; the roads; fire department and police department. The Chair asked for input from the Board. Questions were raised about sewage or septage, and the disposal of same, which could directly effect the direction of growth. Panton commented on the various methods of payback in the matter of betterments, he felt that this is a matter for negotiation. Panton responded on the basic elements for the Master Plan, which are, Capital Improvement Program, Recreational, Sewer and Water, Site Plan Review Regulation, Population and Housing, Land Use and Housing, Community facilities, with a Conservation Preservation Plan a possibility. This to be done on a phased basis. He asked for discussion on the plans as presented. Transportation, a meeting with Board Selectmen and Road Agent to prioritize the needs for roads in the future was suggested. SWRPC feels an obligation to sit down with the Town in order to complete these plans. The Chair spoke about the population report and how she has used it in her planning. Panton asked for input on the Transportation study. The Chair asked that plans for future development be included. SWRPC does not feel that these are complete and this could easily be included. He discussed the possibility of developers developing on back lots and thus constructing inferior streets. Panton also spoke about land use maps on a property line basis. He spoke further of backlots. Panton suggested that the SWRPC consider meeting with the Board on a monthly basis to address the Board's comments and concerns. He expressed the opinion that SWRPC could provide a wider range of assistance if it met with the Board on a regular basis. Michael Tardiff displayed a map showing the zones by property lines. RZ questioned the population study and asked why the

estimate is larger than that of the OSP. It was explained that a different method was used, and that the Hawthorne College population was included in the study. Robert Watterson asked further questions on population and housing. Panton expressed the opinion that as far as population studies are concerned, the OSP estimate is lower than actual. SWRPC based their figures on the number of building permits issued multiplied by 2.818 per household and add the natural increase. Historically this has been the same in other local towns. Watterson spoke to the percentage of seasonal dwellers. Panton suggested that the permits be monitored as to what use was being made of the property. Panton recommended that every time a new housing start is permitted a red pin be placed on the map and if it is subdivided this could also be so indicated. The Chair suggested that any lot which has reached its potential for development could also be indicated. The need for a steep slope or wetland overlay was expressed. Panton described the system that the commission uses to assist the Town's in their planning. Panton said that he has an overlay and he is concerned that it could disappear. He suggested that for everyday use the Town could use a print. Pratt asked if SWRPC would like to talk to Sewer and Water and the Road Agent. Tardiff stated the need for a consultation with Sewer and Water about the CIP. This will address the Town's needs for each year over the next five years, and how the costs will be raised. This is for expenses over and above normal maintenance. Expenses for equipment, land, roads, new pump stations, etc, could be budgeted if the Town so indicates. MacCulloch commented on the direction of expansion of the water and sewer system. It was established that sewer and water usually follows development. He spoke to the uncertainty of development and addressed the various methods used to plan for such development. It was suggested that SWRPC provide a map on which to superimpose the existing water and sewer lines and that the Commissioners could consider needed improvements over the next five years, if nothing is needed it could be so stated. Panton stated that this is advisory document and does not tie the Town to anything. It is for budget information only. Mike Tardiff adjourned to the Selectmen's Office to consult with the Sewer and Water Commissioners and the Road agent for information for the Capital Improvement Program. Panton spoke to the Board about the maps and commented on "bowling alley lots". Administrative Assistant, Madeleine Henley, raised discussion of the back lot situation. Panton addressed backlots by saying that they can be tricky. They can solve problems but they can create more problems than they solve. Panton said that a good local tool would be that when an Occupancy Permit is issued a red pin be placed on the map using a different color for each year. There was some discussion of the direction of growth in the State. The problem of septage disposal, and the various methods for such disposal was addressed. Watterson mentioned the use of the map to redefine the zoning districts. He asked what the most important consideration could be. Ed Rowehl suggested that in the village the stream could be the line rather than the present boundary line, and suggested using natural boundaries or roads

for boundary lines. Panton suggested that the Board talk to the Town of Chesterfield, they have the boundaries of the zones designated on the tax map. SWRPC will meet with the Board the second Thursday of October, the 12th. There was further discussion of maps and methods of updating same. There was also discussion of the accuracy of these maps. SWRPC will provide the Board with maps. Pratt will meet with Tardiff at 10:00 A.M. on Tuesday October 3 to work on the maps.

The minutes of the September 21, 1989 meeting were addressed. Don Chambers moved to accept the minutes with editorial corrections. Second Robert Watterson. So moved.

Meeting adjourned 10:00 P.M.

Respectfully submitted,

Barbara Elia, Secretary