

9Minutes of the Antrim Planning Board Meeting October 12, 1989

Present: Judith Pratt, Chairman; Bill Suydam, ex officio; Nancy Timko, Alternate; Robert Watterson; Donald Chambers; Rod Zwirner; David Essex; Barbara Elia, Alternate.

The Chairman opened the meeting at 7:30 P.M. and introduced Carole Ogilive of SWRPC, who's subject was the population study. Ogilive commented on the fact that the State of N.H. had required Planning Commissions to do a population study for the purpose of establishing housing needs for low and moderate income families in a community. She spoke to the methods used in establishing these numbers, and the basis used to establish the need for low and moderate income families. This analysis showed that there would be 40 qualifying households in Antrim, based on the criteria established by the census. She stated that the state has determined that they do not intend to hold these Towns to the figures provided. She outlined the various types of housing that could be applicable. Chambers called Ogilive's attention to the fact that there are some group homes in Town already. Watterson stated that some of these homes do not need approval they are provided for under State Statute. Suydam questioned the figure of 40. Ogilive stated that this was based on income and the fact that some of these people are living in substandard housing. She also commented on the fact that these figures are based on the 1980 census and that there is an option to wait until the 1990 census and take action at that time. Essex asked if the regional nature has been addressed due to the fact that housing is very expensive in Peterborough, and that is where the industry is located. Chambers commented on the historical nature of the home rule mentality in this area. Zwirner asked for the reports for Peterborough Hancock etc. so that the Board can make an informed decision. Ogilive stated that the reports are at the Office of State Planning and until they are approved the Commission is reluctant to release them. She also stated that the same formula was used over the whole state. There are no major changes only updating using the 1988 figures. The Chair commented that the Board should review this document in order to make decisions. Ogilive asked when she should come back or would the Board like to meet with Mike Tardiff on the Transportation Plan. The Chair asked about the status of the Capital Improvement Plan. The Chair asked the Board if they would want to discuss the Transportation Plan on ~~November~~<sup>OCTOBER</sup> 19, 1989. Essex asked about the Definition of Light Industry. He asked if the floor area should be based on percentages as it relates to lot size and if there are state standards for noise and pollution levels. He will be checking on State Standards. The Chair asked about a study of a certain area of the town to discover the maximum area for development. Ogilive stated that SWRPC could give an estimate based on the time used. Shelly Nelkins questioned how such a study would benefit the Town. Pratt explained that the Town should be looking to the future and that is what planning is all about.

Egon Ali-Oglu asked if he could interrupt to speak about the five trees that were cut done at the location of the new post office. Ali-Oglu asked if the Developer had asked if he could cut these trees down. The Chair stated that the one in the proposed roadway was not on the original plan and the ones in question were the two on the front of the lot. She made a decision because the Building Inspector was out of Town. She stated that she had consulted with others as the trees were on the border of Town property. She also stated that it was obvious that the trees have hollow hearts. Ali-Oglu asked if a tree surgeon had been consulted. Pratt questioned if the Board should discuss this subject here. Selectman, Suydam said that this is a Planning Board issue and it should be discussed at a Planning Board meeting. Ali-Oglu contended that out of five trees four were perfectly healthy. The trees in question were the two on either side of the walkway, the one on the corner of the lot and two others. The question was raised that if the Chair does not feel that this is the proper forum where should it be discussed. The consensus of the Board was that it should be discussed at this meeting. Pratt's opinion was that the trees were a danger. Ali-Oglu questioned her authority to make such a decision. His problem was that these five trees where not indicated as to be removed on the Site Plan. Ali-Oglu claims that his property has been devalued as a result of the removal of these trees. Pratt stated that she knows nothing of any trees except for the two that she has given approval to be taken down. Rod Zwirner attempted to explaining the history of the trees in Town. The elms were injected about twelve years ago but the Conservation Commission found that this was not effective. The Conservation Commission has offered trees for planting to the property owners on Main Street. Pratt spoke to the constraints for the road. Ali-Oglu stated that this could be taken into consideration and suggested that the road be relocated. He spoke to the importance of the trees to downtown Antrim. Chambers commented on the fact that trees add stateliness of the Town. He is on record as saying that he does not want to see the Town looking like the TBird. Shelly Nelkins commented on the fact that this was not a minor decision in her opinion. Pratt reiterated that the only trees that she gave permission for were the two trees on the edge of the sidewalk. Ali-Oglu asked again about the whether of not the trees shown on the plan were indicated as existing and to be removed. Watterson made a statement about the position of the Board. Nelkins also made a statement and asked if there were something in writing relative to the trees. Essex referred to the Site Plan Review. Ali-Oglu spoke about the value of the trees to the downtown area. Pratt asked if the Board should decide on every tree on every lot. Ali-Oglu stated that this is for this lot only and not to be generalized and asked if the frontage on Main Street will ever resemble what it was. Watterson spoke to the fact that the front yard of the Hyland property has not been a showplace in the last few years and stated that the trees cannot be put back. He also expressed the opinion that the tree situation could not be resolved until such time as the mall is approved. He also commented that the Board

could address this problem in future developments. Nancy Timko expressed the opinion that she shares Ali-Oglu's concern as a citizen and suggested that he could spearhead a committee for the beautification of downtown Antrim and she indicated her support for such an endeavor. Shelly Nelkins stated that Judith Pratt gave her decision in good faith but the downtown area should have its character maintained, perhaps a green strip. Pratt stated that the Board was considering changes to the Zoning Ordinance, and these points could be considered. Chambers stated that David Essex and he had been considering some of the things of concern to Shelly and others. The need for a discussion with Cutter was indicated. Martha Jennison contributed that perhaps the Park Commission could plant trees at this location. Pratt stated that the Board is trying to plan for the future. Essex brought up the section of the RSA as it applies to petitioning for correcting the Zoning Ordinance. Judith Pratt apologized to the Board if she overstepped her authority. Pratt stated that the conflict was that she was the Chairman and questioned whether or not she should chair such a meeting as was just held. There was further discussion of the trees. Suydam stated that he would feel better if a tree surgeon had looked at these trees. Watterson stated that the priorities have been to get rid of the burned out building and to get a new post office. Pratt asked if the Board wants to ask Mr. Cutter to come back and make some agreement about the ultimate decision to replace the trees. He will be asked to come in on the 26th to discuss the replacement of these two trees. Suydam stated that that might be a good time to discuss aesthetics. He suggested a couple of trees that could be placed in a better position for his completed project. These could be put in this fall so as to get started. Chambers stated that he would like to know if Cutter is operating in good faith. Timko expressed the belief that Mr. Ali-Oglu should be present. Suydam pointed out that the Certificate of Occupancy is a lever for enforcement and that the plans are also a point of reference. Watterson stated that the trees are down and cannot be put back and questioned the need for an expert to certify that the trees are dead. The consensus was that this expense could buy a tree. Pratt spoke to the value of cooperation. The consensus of the Board was to have David Cutter, Ali-Oglu, Shelly Nelkins , etc at the meeting October 26 at 7:30 P.M. Chambers stated that there was no one any sadder to see trees come down but he has a great deal of admiration for what Pratt did. There was some discussion about the Town Hall. Suydam stated that he has been trying to get Chuch Wasserloos to work on a proposal for architectural zoning, he would also include Ali-Oglu. Suydam spoke to guidelines for such zoning.

Don Chambers addressed the definition of light industry. The plan is to put it in the Definitions Article III. and again in Supplemental Regulations. He suggested some sort of a formula to form a ratio of the square foot of floor area to the square foot of the lot area. It was observed that usually a larger percentage of the lot will be covered in areas served by water and sewer. Essex stated that the beginning of the definition

could be repeated under Supplemental Regulations and the requirements could be outlined elsewhere in the Ordinance. There was some discussion of the size of a lot. The area of the Goodell Company buildings was discussed. There could be different size lots for different districts. Essex asked if the points that have been raised were sufficient for the Village Business District. It was suggested that there could be different size lots in the Village Business District and the Highway Business District. Pratt expressed the concern with making the business legitimate in the Goodell Company Buildings. Bill Suydam asked about discussion on the location of these districts. There was further discussion of the definition of crafts as it applies to light industry. Essex brought up the subject of publishing and mailing as an industry. Pratt suggested that it could be limited by lot size. Watterson suggested that the word industry be changed to manufacturing. Pratt will ask Silas Little whether or not the Board can Zone the Goodell Buildings on an individual basis. The possibility of restricting this to certain areas was discussed. Essex has reservations about allowing this use in the Village Business District. The Chair asked if the Board would want to make a definition for craft industries. The need for light industry was discussed. There was some discussion of the criteria for home based business. Pratt expressed the opinion that the State wants the Planning Boards to allow for a larger area for home based business. Suydam suggested that this could be taken care of as part of the introduction. Pratt suggested that crafts be allowed in the Village Business District. Watterson suggested that the building be architecturally fitting to the atmosphere of the Town. The question of craft industry in the rural zone was raised. It was suggested that this could be controlled by limiting traffic and parking. Suydam raised the subject of what can be done about site review. Expanding home based business could take care of this for the time being. The need to define light industry and craft industry was expressed.

The minutes of the October 5 meeting were addressed. David Essex moved to accept the minutes as printed. Robert Watterson second. So moved.

Respectfully Submitted,

Barbara Elia, Secretary