

Minutes of the Antrim Planning Board November 2, 1989

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

The Chairman opened the meeting at 7:30 P.M. and commented on the timing for making changes to the Zoning Ordinance, if the Board so desires. She suggested that the additions and changes be ready by the last meeting in December or by January the 4th at the latest. She proposed the formation of a committee to look into the matter of a regulation dealing with aesthetics. She has spoken to the OSP and the NHMA and will be receiving some information on this subject. The Committee will be Don Chambers, Nancy Timko and Egon Ali Oglu. There were some comments made on the matter of a Historic District. Shelly Nelkins observed that an attempt to legislate aesthetics could possibly meet with some opposition. Rod Zwirner raised the subject of trees, he reported that PSNH has asked for guidance in the matter of some dead trees on Meetinghouse Hill Road. The Chair turned the matter over to the Selectman member of the Board, Ed Rowehl. There was further discussion of Meetinghouse Hill Road and its condition. Zwirner mentioned that there were four dead locust trees and a large white birch in question. He observed that there should be some control of the water washing down the road. Selectman Rowehl asked Zwirner to walk on the road to view the situation with David Crane, who represents PSNH. Zwirner will arrange for a time that is agreeable to all parties.

Budget for the Planning Board. The Chair asked the Board whether to sign a contract with SWRPC or to budget money for use of their services on an individual case basis. She explained the process and the cost for the use of SWRPC in the reviewing of subdivision plans. Zwirner commented on the use of Karen Cullen of Hillsboro as a planner. David Essex observed that SWRPC needs the support of the towns in the area to do its job. Nancy Timko expressed the opinion that SWRPC should be informed of the Board's feelings. Chambers suggested that perhaps it would be better to use their services on a per project basis. Essex spoke for the advantages of a regional perspective. It was suggested that the Board discuss this with Carol Ogilvie of SWRPC and get her input.

The subject of Zoning was raised. The need for the Board to commit itself to firm up what needs to be put before the voters at the next Town Meeting was expressed by the Chair. Corrections to the Sign Ordinance were raised. The Chair asked if there were any objections to making the necessary changes to the wording and not the intent. There were no objections. Road frontage for lakefront lots was discussed. The Board referred to what was required under previous zoning. Backlots in connection with the Lakefront district were also discussed. There was some discussion of the area on the South side of Route 9 from Elm Avenue to the Hillsboro line as part of the Highway Business District. It was agreed to table this until the zoning maps are completed. Home based business was another subject raised. The

Chair asked the Board if it wanted to make any changes. Ideas discussed were the expansion of space, number of workers, should they be limited to family members, should the number of workers be specified. The subject of zoning for Hawthorne College was also raised. Additionally the Board discussed Light Industry and how it could be handled in the matter of Goodell Company. It was suggested that it might be done with a special exception as a continuation of light manufacturing as long as the use is no more intensive than what it was in the past. Nelkins asked for the definition of light industry and observed that there is still the matter of the clean up cost at the dump and lawyers fees. The Board stated that any new company would have to meet the current standards. Essex suggested that the question of light industry should be kept separate from the question of Goodell Company. Spot zoning was also discussed. Harry Page commented that the Village Business District has been shut down from any industrial use and he spoke to the extension of sewer and water service to encourage industry to locate within the Town. Essex addressed the desirability of an industrial park. The Chair suggested that this could be put to the voters separately so that the voter could express his opinion. The Chair asked the Board to consider these matters and return with some ideas at the next workshop meeting. At the request of the Building Inspector the Chair asked the Board to refer to page 93 of the Zoning Ordinance, Section, D.1. When a building permit is required. The Building Inspector has asked that the word "demolish" be added in the interest of clarification.

The Chair raised the subject of nonconforming uses of land. She suggested that the the Board spell out what it wants to convey so that there can be no mistakes. Pratt will consult with Attorney Little to get his input on the subject. The Board will review this matter and it will be discussed next time.

David Cutter did not appear therefore the Board will take no action until he does meet with them.

Harry Page presented a plan for the Ziegler property by which a 3/4 acre piece of property located on the Lily Pond will be deeded to the Town of Antrim by the Barbara Ziegler estate. There is also a piece of land across Route 31 which is adjacent to the Hurlin lot which will be deeded to the Town. He asked about a dual meeting with the Board of Adjustment to hold a public hearing on this plan. Page will also be granting a walking easement across his land to the Town. The Chair will contact Tom Curran, Chairman of the Antrim Board of Adjustment, to set up a time for a joint meeting. The consensus of the Board is to address the matter of the substandard lot and the walking easement at one time and to complete the rest of the plan at another date.

A plan submitted by Joe Winsten for Subdivision of property located on Route 9 was reviewed. The distance of the septic

system from a property line was questioned. A Public Hearing was scheduled for December 13, 1989.

The KDK Corporation plans were reviewed by the Board in preparation for the Public Hearing November 9, 1989. The Chair asked about the Road Agent and his input.

Rod Zwirner commented on the widening of Route 202, public hearing it to be held on November 14 at 7:00 P.M. at the gym. Zwirner pointed out that there is a possibility of creating additional frontage at this location. The Chair called the Board's attention to the NHMA Conference on November 15, 16, and 17. Donald Chambers asked about continuing the talk of zoning amendments at the workshop meeting November 16, 1989. Discussion of the definition of Light Industry will also be considered at that time.

The minutes of October 26, 1989 were addressed. Page 3 third paragraph period after Carol Ogilvie. Don Chambers moved to accept the minutes. Second Rod Zwirner. So Moved.

Motion to adjourn.

Respectfully Submitted,

Barbara Elia, Secretary