

Minutes of the Antrim Planning Board Meeting November 30, 1989

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

The Chairman opened the meeting at 7:30 P. M. The first subject addressed was the procedure to be followed for a public hearing. The point was made that no additional testimony should be taken after the public portion of the hearing was closed. Another item raised was that the public could address the Board if they are on the agenda. The Board also agreed that they will listen to impromptu comments at the close of any other business on a given night. The Board will also take comments in writing. The Chair asked for comments from the Board. Rowehl raised the point that the Board should not have any interruptions while they are deliberating. Essex asked if the Board could save all the deliberations to be made at the same time. The Board agreed with the procedures as set forth.

The subject of a duplex being changed to a condominium was discussed. The Chair provided a copy of the RSA as it pertains to condominiums and reported on her conversation with Attorney Little. The property in question conforms to the old regulation and had sufficient area under the previous Ordinance. The owner is asking for a letter confirming that this property can legally be changed to condo status. Rowehl and Essex expressed reservations about the proposal. Timko inquired as to what the disadvantages were if one property has two owners. There was further discussion of condominiums and their definition. Rowehl asked the Chair to consult with Attorney Little to make sure the proposal complies with the Town Ordinances. The Chair asked for a motion. Essex expressed reluctance to vote on the subject as presented. Nancy Timko moved that the Chairman write the letter after consulting with Attorney Silas Little, and if Little does not agree do not write the letter. Second Ed Rowehl. So moved.

The Board addressed the budget for 1990. There was some discussion about the Southwest Region Planning Commission contract for services. The Planning Commission's problem of changing personnel was discussed. The Chair asked the Board for input on the amount of money to be allowed for the use of the Commission or others on a per project basis. The consensus of the Board was that \$2500. would be a reasonable figure since most of these moneys can be recovered from the applicants. It was pointed out that as a result of legal fees being kept to a minimum, the 1989 budget will reflect a sizable unexpended balance, in view of this fact the Board agreed to expend \$2100.00 from the 1989 budget as the Planning Board's share for the purchase of a computer and related equipment for the Town Office.

The Model Floodplain Development Ordinance as proposed by the Office of Emergency Planning was discussed. SWRPC has submitted a copy on which their comments are noted, copies of which were

distributed to the Board for their comments. A copy of the Ordinance has been forwarded to Attorney Little for his input.

Chairman Pratt asked for discussion on the question of the Impact of Fair Housing Amendments on Land Use Regulations, and expressed the need for the Board to review its definition of a family. She presented a definition and asked the Board's pleasure. She also presented a proposed definition for a Group Residence Facility. The Chair will be consulting with the attorney about elderly housing being confined to certain areas of the Town, and asked if elderly housing would be covered under the law as it applies to specialized services, or should they be addressed under Site Plan Review. The subject of Halfway Houses was discussed, these are not defined under the present list of definitions. Don Chambers asked that the underlined portions in the definition of Group Home be deleted. Nonconforming use of structures and lots was discussed. The Chair asked the Board to consider these points and be prepared for discussion at the next meeting.

Ed Rowehl presented some suggested changes to be considered: Article XVII page 94 E.1.-Remove the last sentence. The consensus was to include this change. He also suggested that on page 93 Section D,1. the following sentence be added: Site plan Approval by the Planning Board, for multifamily and nonresidential developments is required prior to application for a building permit. The Chair stressed the fact that the Board should address the status of the Goodell Company property at this year's Town Meeting. It was observed that the Board should not propose amendments unless it is in favor of such a change or if the Board wants public opinion on a specific subject. The definition of Light manufacturing was discussed. The point of floor area ratio was further discussed and it was determined that Don Chambers will talk to the OSP to get additional information on the subject. Essex asked about the extent of the intensity of light manufacturing vs light industry in the Highway Business District. As a result of this discussion Chambers suggested that the word Industrial be changed to Manufacturing. It was further suggested that it should be addressed as (c) under Special Exception Uses on page 29.

The Chair announced that on Tuesday December 5 she will need four members to be present for the joint meeting with the Board of Adjustment on the Subdivision Public Hearing for the Estate of Barbara Ziegler.

Rod Zwirner asked about scenic roads, and was informed that no public hearing has been requested.

The minutes of November 9, 1989 were addressed. First page change the word "from" to "for". On page 4 as it describes the sidewalk, should read: The sidewalk on the Antrim Inn side is not necessary and that a sidewalk should be placed on the "South" side of the property. Edwin Rowehl moved to accept the minutes

as corrected. Donald Chambers second. So moved. The minutes of November 16 were addressed. Donald Chambers moved to accept the minutes as presented. Edwin Rowehl second. So moved.

Meeting adjourned at 9:45 P.M.

Respectfully submitted,

Barbara Elia, Secretary
Antrim Planning Board