

Minutes of the Antrim Planning Board Meeting January 11, 1990

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

The Chairman opened the meeting at 7:30 P.M. and introduced the Board. The first item on the agenda was the subdivision of property of the Estate of Barbara Ziegler for the purpose of annexing a 5.83 acre parcel to property owned by Frances L. Ziegler and Clark L. Ziegler creating one lot out of the three parcels (tax map numbers 5/1273, 5/1276 and lot #1 of the Barbara Ziegler subdivision). Harry Page presented the proposal for the applicants. Robert Watterson excused himself as he is an abutter and Alternate Nancy Timko sat in his place. A question was raised about notification of abutters. Reference was made to the amount of frontage on the property of Frances Ziegler and Clark Ziegler. Attorney Norman Mackechnie stated that the provision that this be made into one lot has been incorporated into the deed. Rod Zwirner moved to accept the completed Application. Donald Chambers second. So moved unanimously. David Essex moved to subdivide the Barbara Ziegler property on Old Pound Road. Lot one to be combined with the Clark and Frances Ziegler property (lots 1273 and 1526) into one lot containing 22.24 acres. Second Donald Chambers. So moved unanimously. The Applicant submitted the approval from the WSPCC verifying that the property deeded to the Town of Antrim, at a public hearing held previous to this, is a bona fide gift. The Chair, Judith Pratt, signed the mylars.

Since the Applicant for the Winsten Public Hearing was not present, the proposed changes to the Zoning Ordinance were addressed. The Chair opened discussion on Article II, Zoning Districts. She explained what had been done to outline the Village Business District. David Essex asked about the present and future status of land which has been designated as not taxable. (churches, schools, etc.) It was established that it could be designated by using the two colors, the color of the district with a blue line to indicate that it is tax exempt.

Mike Lambert, representing Joe Winsten arrived late for the Public Hearing. The Chair took up the proposal, this is for a three lot subdivision of property located on Route 9 in the Highway Business District. The Chair called the Board's attention to the two items in question as a result of the adjourned public hearing December 14, 1989, namely, the curb cut for lot #325 and the location of the septic system for proposed lot #325. There were comments made about the slopes. Ed Rowehl asked about the ratio of steep slope to buildable land. Lambert explained that he feels that he is well with the parameters allowed by the Antrim Zoning Ordinance. It was observed that the septic is more than 100 feet from the wetland. Lambert stated that he has researched the Old Keene Road and Windsor Road, so called, and has established that Windsor Road is probably a private way, therefore, he has labeled it status unknown. There

was further discussion of the well and septic setback requirements and Mike Lambert pointed out that the configuration of lot #325 was such as to accommodate the well and the existing building. Lambert will bring in a copy of the RSA which pertains to setbacks for septic systems for the Board's information. The proposal is within the Highway Business District, and David Essex discussed setbacks in the highway business district. Robert Watterson moved to accept the application. Second Don Chambers. Don Chambers moved that the Planning Board approve the Winsten three lot subdivision submitted January 1, 1990 with the following conditions: 1. The Planning Board shall be provided with the RSA relevant to the septic system setback requirements. 2. Curb cut approval from the State of New Hampshire. Rod Zwirner second. So moved unanimously. The Chair will sign the mylar when the contingencies are met and the mylar is made available.

The Zoning Map was the subject of further discussion resulting in the Board agreeing to designate lot #1222 as being in the Residential District.

The Chair addressed the proposed zoning changes as reviewed by Silas Little, attorney for the Board. There was discussion of changes to be made to XIII.A.20. It was agreed that item (a) will remain as written; delete (b) and replace with "Within the Village Business District, 50% of the front, side and rear yard setback areas must be maintained as "green space". In the Highway Business District 50% of the front yard setback area must be maintained as "green space" and the side and rear buffer strips shall be maintained as specified in Article V,D." It was agreed to delete item (c) and (d) and make item (e), number of parking spaces per employee, (c). There was further discussion of lot coverage as it pertains to Light manufacturing in the Village Business district. The consensus of the Board was to make the requirements as simple as possible as this is covered under the Site Plan Review Regulation.

The minutes of the January 4, 1990 meeting were addressed. It was established that the KDK public hearing will be continued until February 1, 1990. A correction was made in the sixth line bottom of the second page. Remove the word "of". Edwin Rowehl moved to accept the minutes as corrected. Don Chambers second. So moved. Motion to adjourn.

Respectfully submitted
Barbara Elia, Secretary