

Minutes of the Antrim Planning Board Meeting January 23, 1990

Present: Judith Pratt, Chairman; Nancy Timko, Alternate sitting for Don Chambers; Robert Watterson; Edwin Rowehl, ex officio; David Essex.

Chairman Judith Pratt opened the meeting, which was held for the purpose of a Public Hearing on the proposed changes to the Antrim Zoning Ordinance, to be presented at the March 1990 Town Meeting. The Chair introduced the Board and explained the procedure to be followed. The first item addressed was the package of various changes to definitions, signs, and other clarifications. After presenting a synopsis of the proposed changes, the chair opened the floor to discussion. Harry Page questioned the intent of the proposed Article XV-Non Conforming Uses, Structures and Lots. David Penny also expressed concern for the wording of this Article on non-conforming use as it would apply to multifamily housing. There was a suggestion that some limitations be placed in the ordinance. Dick Edmunds asked about frontage and how it is determined if a lot has frontage on two streets. Ed Rowehl read the proposed definition for frontage. There was further discussion of the wording for the Non Conforming Use Article. Harry Page addressed Article XVII D., and questioned the use of the phrase "/or land". Phil Dwight expressed the opinion that the word "land" should be deleted. The next item to be taken up was changes to the zoning of the Village Business District and The Residential District. The Chair explained that the Business District has been made smaller, that the Board has tried to zone by lot line and stated that the Board intends to continue this practice throughout the other Districts. She opened the subject for discussion. Richard Edmunds brought up lot #405 which has frontage on Route 202 and Depot Street and is served by Town water and sewer. He expressed the desire that this lot remain in the Village Business District. Penny inquired about the procedure for changing the zone designation if a property owner wants it changed. It was established that it would have to be done by Variance on an individual basis. The method used for determining the designation was by frontage or by existing use. Harry Page questioned the Board's reasoning for reducing the area of the Village Business District. There was further discussion on the subject. Page also expressed his support for including light manufacturing in the Village Business District. Phil Dwight addressed the practice of zoning by the present use and expressed his opposition to same. He expressed the need for planning for areas where business could be conducted. He was also of the opinion that reducing the Village Business District could be a mistake. The Chair explained that the Board had used the stream as a boundary. Edmunds commented on his property in Henniker and the limitations put on it by zoning. There was further discussion of the value of zoning an area by its current use. There was a suggestion that an area be zoned to accommodate offices. Page addressed the Roberts lot which is twenty acres on town water and sewer. John Marshall expressed agreement with the use of the North Main Street houses as offices. Pratt put forth

the suggestion this could be addressed by allowing professional offices in other districts. Dwight asked if these changes were made as a result of adding light manufacturing to the Village Business District. Watterson stated that this is not the case and that it was done to designate the district by lot line. The suggestion that professional offices be allowed by Special Exception was discussed. John Marshall stated that he would not like to see a professional office on Highland Avenue where he lives. Page suggested that an area, to be defined in pink, could be called the light commercial district. The Chair addressed the danger of spot zoning. Mrs. Marshall asked questions on the Goodell property and future plans for it. Ed Rowehl gave her the information that has been given to the Selectmen's Office. The plan is for a mixed use. She expressed concern for noise and traffic. Edmunds gave further input on the planned uses.

David Essex explained the reasons for the wording of the definition of Light Manufacturing and presented the proposal to include Light manufacturing in the Village Business District as a Special Exception. The reason being that as a Special Exception it will be reviewed by both the Planning Board and the Zoning Board of Adjustment. Mrs. Marshall expressed the desire to preserve the residential flavor of the area near her residence, Highland Avenue. David Penny addressed the fact that Goodell had received a Variance for the building and that the Zoning Board of Adjustment had made the provision that this would be the last building to be added. Essex commented on the provision for greenspace provided for in the Light Manufacturing Ordinance. The subject of a lot lying in two districts was raised and it was noted that this is covered in the Zoning Ordinance. Mrs. Marshall commented on the need for an industrial park.

The Flood Plain District was addressed. The Chair explained that this document was proposed by the Office of Emergency Planning and that if it is not passed it will jeopardize the ability of property owners within the town to get flood insurance. David Penny who is an insurance broker, informed the Board that the it only makes a difference in the rate and if these guidelines are in place it will make the rating better. The Chair stated that the Board was told that if this proposal was not passed the flood insurance would be canceled. Page commented on the accuracy of the Flood Maps and informed the Board that he has the forms for appeal. The Board has used the form provided by the Office of Emergency Management and removed any designations that do not pertain to the Town. Phil Dwight asked about how these changes will be presented to the Town. The Board has determined that these should be presented as four different articles to be voted on separately.

There was further discussion of the Rural Conservation District, the expansion of which has been proposed by petition. David Essex made some comments on the reduction of the size of the Village Business District and expressed the need to rethink the proposed zone. Nancy Timko expressed the opinion that planning

is a continuing process and it should be constantly reviewed. Page asked that the zone provide an area for offices. There was further discussion of home based business. Hearing no further comments the Chair closed the Public hearing.

The Board reviewed the area under discussion as a proposed "Office" area. The consensus of the Board was to include the Edmunds lot in the Village Business District and to make further changes as the need arises. The Board agreed that the change to include the Edmunds property in the Village Business District is a minor change and would not need a public hearing. The Board agreed to leave the reference to "land" in Article XVII.E.1 and to correct the typo at the top of page three. There was some discussion of the nonconforming use proposal at the bottom of page four, with the Board agreeing to leave it as written.

David Essex raised the subject of height as it is addressed on page 62 of the Antrim Zoning Ordinance. The Chair recommended that this be considered when the Ordinance is reviewed next year.

The Minutes of the meeting January 18, 1990 were reviewed. Ed Rowehl made the correction to his statement about Lovern's Mill Road to the effect that: "Rowehl informed the Board that the bridge is presently in the engineering stage for completion in 1992." Ed Rowehl moved to accept the minutes as corrected. David Essex second. So moved.

Motion to adjourn.

Respectfully submitted,
Barbara Elia, Secretary