

Minutes of the Antrim Planning Board Meeting August 2, 1990

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

The Chairman, Judith Pratt opened the meeting at 7:30 P.M. Edwin Rowehl stepped down for the purpose of the discussion of the Great Brook Cluster Development proposal. The Chair reported that the Sewer and Water Department has requested a review of the design of the sewer and water service to the development. The Developers, Cloutier, Cloutier and LaPlante have taken the position that this a duplication of effort in light of the present review for the Planning Board. The Board has received the estimates for the costs of improvements and will forward them to the engineer B.G.Miller. The Chair noted that the cost of removing ledge was not covered in the estimate. She called the Board's attention to a revised permit for this project from the State WSPCD, she reported that the escrow account for the costs of engineering review of the Great Brook Cluster Development has been set up, and reported that the planner, Karen Cullen will be starting the review of this proposal on Tuesday, August 7. The public hearing for the Great Brook Cluster Development was continued until August 9, 1990.

Ed Rowehl rejoined the Board for a discussion of the Capital Improvement Program received in its final form from Southwest Region Planning Commission. Upon consulting the RSA the Chair has determined that a public hearing is not necessary and that this program can be adopted at a regular Planning Board meeting. There was some discussion of the need for a CIP and it was pointed out that such a program must be in effect if the Board should ever want to place a moratorium on building, to declare a development premature, establish impact fees, and it is helpful in planning for future needs. Nancy Timko spoke to the advisability of providing a copy to all Town Departments and the need for keeping it up to date. David Essex reported that the Regional Planning Commission is working on model impact fee legislation for cities and towns.

The Chair opened discussion on the review of the Subdivision Regulation. There was some discussion of the removal of some superfluous items from the requirements, to which the Board agreed. There was further discussion of the greenspace requirements in the Highway Business District. It was pointed out that the method of zoning this district is "strip" and there was discussion of alternative methods. The advisability of zoning by property line was considered. David Essex and Judith Pratt reported on their attendance at the Contoocook River meetings at which it was noted that Antrim is the only Town zoning the river areas for a Business Use. There was further discussion of the area along the North Branch river on Route 9 and its unsuitability for such a use. There was further discussion of the need for changing the boundaries of the Highway Business District. The Chair emphasized the need for planning

for the future rather than reacting to specific situations. David Essex raised the subject of the frontage requirement in the Village Business District, which is 100 feet as established by a vote of the 1989 Town Meeting.

Phil Dwight approached the Board for a discussion of the upcoming Public Hearing before the Board of Adjustment for a Variance to allow an institutional use for the Hawthorne College property. The application specifically asks for an Institutional Use, to wit, Correctional Facility levels 1,2, and 3. Dwight expressed the opinion that this decision will have such a large impact on the Town that it should not be made by a Board but should be considered by a Town Meeting which will give a greater number of voters a chance to express their opinion. Page expressed his agreement but alluded to the time constraints placed on the Applicant by the fact that the 1987 Tax Sale comes due on August 20 and at that point a Tax Collectors deed to the Town can be issued by the Tax Collector. The Chair pointed out that a Zoning Change cannot be accomplished overnight and explained the requirements for such a meeting. Dwight asked the Board to act responsibly and expressed his opinion that it is unfortunate that the meeting to be held Friday August 3 at the Gym is not Town sponsored. The Chair noted that such discussion would not be appropriate until after the Board of Adjustment Hearing. There was further discussion of the need of care and advice in making decisions.

Rod Zwirner requested that the Board inform Postmaster, Robert Holmes of any discussion on the Cutter proposal on Main Street.

The minutes of the July 26, 1990 meeting were addressed. Some editorial corrections were pointed out. David Essex moved to accept the minutes as edited. Second Nancy Timko. So moved.

Motion to adjourn.

Respectfully submitted,
Barbara Elia, Secretary