

Minutes of the Antrim Planning Board Meeting August 23, 1990

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

The Chairman opened the meeting at 7:30 P.M.

Harry Page: To ask the Board to consider a change in the zoning designation for the property owned by Nathaniel Hawthorne College at North Branch. This change would allow an "Institutional Use" for that property. There was discussion of the means by which this could be accomplished. The Chair suggested that the Board consider this matter. Bruce Jeffery suggested that the Board include all of the North side of Route 9 as an area where the institutional zoning could be accommodated. The question of spot zoning was discussed and it was noted that the Highway Business District abutts the Rural Conservation District to the West on Route 9. Page indicated that his interest was in having the developed area of the college considered for institutional use. The Chair suggested that the use could be controlled by acreage, and suggested that the required size be considerable. Page asked the Board if they could give him a realistic idea of the time required for such a change. The sense of urgency for the change was discussed. Page argued that five other towns would be interested in selling property for this use (a privately run minimum security prison), and he argued that the availability of buyers is the question that influences the urgency of the answer. He expressed the opinion that, realistically none of the buyers will wait until March for a decision. A subcommittee, to research this question was appointed by the Chair, namely, Nancy Timko, David Essex, and Bruce Jeffery. The subcommittee will hold its first meeting on August 29, 1990.

Ed Rowehl excused himself from the Board for the purpose of a discussion of the Cloutier development, as he is an abutter. The Chair introduced the report from B.G. Miller, Engineer, acting for the Board. It is very detailed and will take some time to review and digest. The layout of the driveways, the steepness of same, and other suggestions made by Miller were discussed. The desirability of paving these driveways was also discussed. The lack of a 50 ft buffer along the Western entrance was noted. The Chair pointed out that there is less than one month left before the period of time for the Board to act, as prescribed by the State of N.H. RSA, has expired and that the Board should think about applying to the Board of Selectmen for an extension. (RSA 676:4) The consensus of the Board was to apply to the Selectmen for the extension. It was determined that the next meeting of the Board of Selectmen will be on the tenth of September, and the Chair will see that a letter requesting the extension is in their hands by that date. The Board voted to issue checks from the Great Brook Cluster Development Escrow Account to B. G. Miller for \$1072.50 and to Karen Cullen for \$160.00. The Great Brook Cluster Development subdivision public hearing was continued

until September 6. David Essex informed the Board that he will be on vacation.

Ed Rowehl rejoined the Board. The Chair raised the subject of the traffic study for the Cutter property on Main Street. Miller estimates this review at \$350.00 David Essex questioned whether or not this review would address the Board's concerns. The Chair observed that the former use was for an apartment house plus a single family dwelling, and figuring the use At 6 trips a day the traffic would be comparable. Bruce Jeffery expressed the opinion that there is not enough of a problem to warrant the study. Nancy Timko expressed the concern that this will warrant additional studies. There was discussion of the area at the intersection of route 202 and route 31. David Essex voiced his concern with the traffic onto route 202 and noted that he does not have the expertise to make this decision. It was established that the driveway in question is the one that was used for the single family dwelling. The Board suggested that an inquiry be made as to the State requirements. Essex observed that the commercial and office use has not been built and that the impact of this additional traffic should be considered. The point was made that this is a pre-existing driveway and the question was raised as to the authority of the board in this matter. It was noted that it will be for an exit only. Essex made reference to the RSA as it pertains to driveways. The Board agreed that the secretary will call the State Highway Department and ask them to review this request. The Board would like information on how the additional driveway relates to the existing and the relationship to the Summer Street entrance onto Route 202. It will be noted that this driveway will serve a drive-up window for a bank and be also used as a service exit. The State will also be asked just to what extent the Town has to control this situation. The State will be informed that the proposed plan for this lot may be examined at the Town Hall.

Stephen Schacht: Representing Wayno Olson with an application for site plan review for a commercial addition to his property on main street. The Applicant proposed a commercial addition at the location of the Rynborn Restaurant. Public hearing scheduled for September 13, 1990.

The Chair announced that the Governors council meeting will be held Saturday, September 29 at North Conway. Cluster Housing will be among the topics discussed. She also raised the subject of some legislative changes that have come out of the last session. (see the NHMA Town and City Magazine)

There was further discussion of the need for provisions for "handicapped access". The time frame for the posting of zoning amendments was also discussed.

Minutes of August 13, 1990 were addressed. There were some grammatical corrections noted. David Essex moved to accept the minutes as corrected. Bruce Jeffery second. So moved.

The Board Discussed Harry Page's request that the Board consider the zoning for the college. The Chair commented on the number of acres on the college property, and referred to the number of acres required by a federal facility. There were comments on possible set back requirements, both state and federal. The Town advised that the Board use caution to insure that the Town does not get something it doesn't want. The consensus of the Board is to pursue the question. The sub committee; Nancy Timko, Dave Essex and Bruce Jeffery will met to consider the options and come back to the Board with suggestions. The Chair suggested that a restricted area could be required to have a greater setback than the rest of the facility to protect the abutters from any infringement on their property. Nancy Timko expressed the opinion that the change should be presented to the town as quickly as possible. The Chair commented that there some items should be brought to the vote of the Town in spite of personal feelings. The possible location of an area where "Institutional Use" would be allowed was discussed. The need for a definition of "Institution" and specifying the different types of institutions was noted. The time table for getting this before the voters was discussed by David Essex. The question of Special Town Meeting was raised.

Subdivision review: Nancy has a definition of solid waste. The Ordinance and the Definitions will be reviewed to make sure that all the definitions are used in the ordinance and that everything in the Ordinance is defined. The Chair offered to assist in this review. David Essex agreed to call the regional planning commission and get their input on the subject of prisons. The possibility of using federal regulations as criteria was discussed.

Capital Improvement Program: The Chair suggested that a note be made referencing the Corrosion Control Proposal on the Program and that it be added to the table to bring the program up to date. The need to plan to send these projections to department heads for updating budget time in 1991.

Gravel Pits: The subject of gravel pits was raised and Rod Zwirner agreed to head up a committee to see that a regulation is implemented. Martin Nichols and Henry Cutter have been approached to help in making an inventory of all the locations in Town. Martha Pinello has agreed to assist in the process.

Leach Property: It was noted that some activity is taking place on this property and it was suggested that the Building Inspector look into it.

Meeting adjourned.

Respectfully submitted,
Barbara Elia, Secretary