

Minutes of the Antrim Planning Board Meeting November 8, 1990

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

The Chairman opened the meeting at 7:50 P.M. and asked Ed Rowehl to step down for the purpose of discussion of the Great Brook Cluster Subdivision. The Board agreed to continue the hearing until November 15, 1990. The second review of the changes in the proposal has been made by B.G. Miller but the Board will have to review it before making any determination. (received 11/8/90) The Board also has in hand a Traffic Study, made by Granite State Engineering for the Developer, which must be considered. The possibility of asking the Developer and his engineer, Jennifer Cole, of Cowan and Cricenti to attend a meeting to discuss the changes suggested by Miller was proposed. November 29 was considered as the date of the proposed meeting. The Board agreed to meet on November 29, the fifth Thursday of the month to replace the Thanksgiving holiday. Rod Zwirner raised the subject of sidewalks. The Chair expressed the opinion that the Town could acquire land for a sidewalk. Ed Rowehl rejoined the Board.

It was announced that there will be a meeting at the Harris Center on November 17 on New Developments and Science of Septic Systems. The Chair suggested that the Board read the letter from the Greenway Committee and decide if the Board feels that a letter should be forthcoming. The Greenway Committee will be meeting on November 12 at Fox Forest in Hillsboro.

The Subject of Zoning Changes for the 1991 Town Meeting was addressed.

Backlots, the requirements for same, and if there should be different requirements in different districts were discussed at length. The Chair presented some samples of layouts, drawn to scale, for the Board's consideration. Acreage requirements and the requirement for frontage were discussed. The consensus was that the access to the backlot be considered to be part of the acreage for that lot. There was also discussion of the length of the right-of-way and how Back Lots should be administered if permitted. The suggestion that it be addressed under Supplemental Regulations and be allowed by Special Exception was made. The advantage of avoiding long narrow lots was among the points considered. The need to consult the tax map to consider the terrain was noted by Rod Zwirner. The idea that this use could only apply to a limited area was also put forth. The consensus was to table this for future consideration.

Guest Cottages were discussed. It was noted that they are not addressed under the present regulation. The Chair opened discussion by suggesting that they be allowed on 4 acres or a lot 50% larger than the minimum requirement for a district. Harry Page suggest that the control could be the size of the septic system. There was discussion of guest cottage as opposed to

conversion apartments. These questions will be considered at a later date.

Cluster Housing in the Rural Conservation District was discussed. It was pointed out that it is allowed in all areas except the Rural Conservation District. It was noted that the calculations for the number of lots allowed in an area are not clearly explained in the Ordinance. The suggestion was made that the number of units could be determined by dividing the lot area by minimum lot size, for the particular district in which it is located and that the wetlands and steep slopes be subtracted before calculating the number of lots is determined. Low cost housing incentives were also discussed. The Board was asked to consider these suggestions and be prepared to discuss them at the next meeting.

The Application of Robert Ward for a subdivision of land in the Rural Conservation District on Willard Pond Road was discussed and a public hearing was scheduled for December 6, 1990.

The minutes were addressed. Bruce Jeffery moved to accept the minutes of November 1, 1990 as written. Rod Zwirner second. So moved.

The Board took this time to view the Tax Map for consideration of possible locations of backlots and other uses.

Before adjourning the meeting the Chair requested that the Board Members organize their thoughts on the Great Brook matter and consider the suggested zoning changes including a change in the requirement for Home Based Business. Should the space be enlarged? What is the maximum number of employees?

Meeting adjourned.

Respectfully submitted,  
Barbara Elia, Secretary