

Minutes of the Antrim Planning Board Meeting January 24, 1991

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

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

Public Hearing for a Zoning Change petitioned by twenty five voters of the Town of Antrim. There were none of the petitioners present so the Board discussed the proposal. The Chair pointed out that the Board had no right to change the Article and must present it to the voters as presented. The Chair read the proposed amendment: "Notwithstanding any provision herein to the contrary, no permit shall be required for the construction, reconstruction, repair, alteration or similar activity, if the reasonable cost to complete such activity shall be One Thousand Dollars or less." The Board discussed the proposal and expressed the following concerns: 1. It does not limit the number of permits issued to the same location in one year; 2. It does not state how the value the building will be established; 3. It does not state whether the value is based on materials only or on materials plus labor. The opinion of the Board was that Building Permits are issued to: insure that building is done safely, insure that such a building complies with the Zoning Ordinances and other Town Ordinances and to provide a record for assessing purposes. The consensus of the Board was not to recommend adoption of this proposal. The Board agreed to delay the vote in order that any latecomer might have a chance to speak.

Rod Zwirner raised the question of the possibility of building on a lot in the Northwest corner of Town, located on the Old Keene Road, so called. (Milton Attridge lot) The question has been asked of the Conservation Commission and Rod would like the Planning Board's input. The status of the road was discussed and the question of accessing a lot through another Town was also discussed. It was determined that there is no right of way to this lot as this road could only be considered a Class VI road at best and the Selectmen's Policy on Roads was referenced.

Attorney Silas Little's review of the Definitions as proposed for the Annual Town Meeting was discussed and the critique noted.

Chairman Judith Pratt presented the annual report of the Planning Board prepared by her for the 1990 Town Report.

The Chair requested that the Board increase the fees for notification of abutters in the matter of public hearings by the amount of the increase in postage scheduled to take place February 3, 1991. David Essex moved to change the fees to reflect the increase in postage for certified mail. Nancy Timko second. So moved unanimously.

The Chair reported that the payroll has been removed from the proposed Planning Board budget for 1991 by the Budget Committee,

and expressed concern for the committee's recommendation that a secretary only be used for public hearings. The Chair referenced the fact that the RSA allows that the Selectmen must provide the Planning Board with space, facilities and any assistance necessary for the functioning of the Board. She has also added \$600.00 to the budget for meetings, mileage and telephone and stated the need for the Board to retain the right to these items. She reported that she has a Petition Article prepared for the 1991 Warrant which will provide for \$6000. to be used for secretarial services for the Board. The Chair stated that she would not present this petition if two of the Selectmen will assure her that the Board will be provided with adequate secretarial support. The consensus of the Board was to agree with what Chairman Pratt has proposed.

The matter of the petition Warrant Article, for which this public hearing was held, was raised and Rod Zwirner made the motion that the Board not recommend the adoption of this article because it does not limit the number of permits allowed for a property in one year, it does not state who estimates the value of the construction, and it does not state whether the value should be based on materials only or materials and labor. Nancy Timko second. So moved unanimously.

David Essex provided the Board with information he has acquired on limited access highways and spoke to the need for redefining the Highway Business District.

Minutes of January 17, 1991. The Chair made a correction to the minutes on page one line 11 in reference to the Commissioners concern. This should read: "The Commissioners believe that this will be easier to administer." The Chair reported that she has talked with Silas Little and has asked him to settle as many things as possible with the Great Brook lawyer. David Essex moved to accept the minutes of January 17, 1991 as corrected. Rod Zwirner second. So moved.

Nancy Timko made the motion to adjourn. Rod Zwirner second. Meeting adjourned at 9:15 P.M.

Respectfully submitted,
Barbara Elia, Secretary