

Minutes of the Antrim Planning Board Meeting October 24, 1991

Present: Judith Pratt, Chairman; Nancy Timko; Ed Rowehl, ex officio; Rod Zwirner; Hugh Giffin; Barbara Elia, Alternate sitting for Thelma Nichols

The Chairman opened the meeting at 7:40 P.M. and introduced the Board.

David Cutter met with the Board to discuss the status of the subdivision of his property on Main Street (Tax Map 1A Lot 35/643). A two lot subdivision with conditions was approved for this property on September 18, 1989. This approval was amended January 25, 1990 reducing the conditions to: Posting a bond for \$15,000. and maintaining a temporary walkway on the south side of the road until a permanent sidewalk is completed. Mr. Cutter's mylar has not been recorded and he inquired if the Planning Board was in possession of same. It was established that the Planning Board is not in possession of the mylar and that the Planning Board has never recorded mylars for applicants. There was some discussion of Mr. Cutter's subsequent application for site plan review, the location of the second driveway and the possibility of obtaining permission for a curb cut from the State Highway Department.

1992 Planning Board Budget: The Chair raised the subject of legal fees for the 92 year. The fees for the 1991 year have been billed in excess of \$2700.00 due to numerous consultations over the Great Brook Subdivision, and now that the principals of the Great Brook Subdivision are suing the Town because of the Board's decision it would seem that the legal line should be higher for 1992. The consensus of the Board was to increase the legal line for the 1992 budget to \$2500.00.

Planning Board Meetings: The Chair suggested that since some of the ongoing projects have been completed, the Board should curtail their meetings to two a month as it was established in the past. Hugh Giffin moved that the Antrim Planning Board change their meetings from the first four Thursdays of the month to the first and third Thursdays of the month unless otherwise specified by the Board. Rod Zwirner second. So moved unanimously.

Zoning: The Board discussed editorial changes to the Zoning Ordinance. The Board agreed that definition #12 should read: Area, Building (Footprint) adding (Footprint). It was also agreed to change the reference to 80,000 square feet to 90,000 square feet on page 40 item 6.a. as the Board feels that it was the intention to change all references from 80,000sf to 90,000sf at the time the Ordinance was adopted. Ed Rowehl moved to make these editorial corrections. Rod Zwirner second. So moved unanimously.

There was discussion of a change in Article XIV, Section A.17.i. to replace the words "additional exterior space" with "additional floor area". The Board agreed to add a definition for "Grandfathered Structure" which will read: "Grandfathered Structure: (See Non-Conforming Structure)".

It was also agreed to delete B.a. and substitute: Minimum Lot Size: In areas where there are wetlands and/or steep slopes, the area of contiguous non group 5, poorly drained soils, or non group 6 soils, floodplain or very poorly drained soils, shall meet the following requirements:

a. Single family homes with four bedrooms or less shall have 68,000 square feet with a slope less than 8%, 76,000 square feet with a slope 8-15% or 86,000 square feet with a slope more than 15% and less than 25%.

b. Single family homes with more than four bedrooms shall have 15% more area for each additional bedroom over and above that required for four bedroom single family homes.

c. Duplex dwellings with a total of not more than five bedrooms shall have 95,000 square feet with a slope less than 8%, 100,000 square feet with a slope 8-15% or 120,000 square feet with a slope more than 15% and less than 25%.

Note: A variance can be granted based on the results of a High Intensity Soil Survey and the Model Subdivision Regulations for Soil Based Lot Size, Rockingham County Conservation District, June 1991.

The Wetlands District was discussed, page 52, and it was suggested that the following statement be added to Section A.b. at the end of the first sentence.

No construction or ground disturbance shall occur within twenty-five (25) feet or greater on recommendation of the Hillsborough County Soil Conservation Service of the wetland areas defined in this article except for those items listed on 6.A.(F,1) of this Article. This twenty-five (25) foot buffer zone shall be parallel to and surveyed from the edge of the wetland on a horizontal plane; that for the purposes of protection the buffer zone shall be subject to the same regulations that apply to the filling and uses of wetlands.

It was also agreed to delete B,a. and substitute:

B.a. In areas where there are wetlands and/or steep slopes and are not served by public sewer, the area of contiguous (Same as Steep Slopes)

Hugh Giffin moved to approve these changes for submission to the voters at the March 1992 Town Meeting. Second Ed Rowehl. So moved unanimously.

Article V, Highway Business District: It was suggested that Section C,1,e. be deleted and replaced with:

Minimum side yard setback: 20 feet from property lines for residential property, 50 feet for commercial and industrial property. After much discussion Hugh Giffin moved to delete the requirement for a 50 foot setback for commercial and industrial property. There was no second. Nancy Timko moved to adopt the suggested change. Rod Zwirner second. The vote: Ed Rowehl, yes; Rod Zwirner, yes; Nancy Timko, yes; Hugh Giffin, no; Barbara Elia, Alternate sitting for Thelma Nichols, yes; Judith Pratt, yes. Hugh Giffin challenged the vote of Barbara Elia to which challenge she withdrew her vote. So moved. There was further discussion of a change to Article V, Section D, Highway Business District. After much discussion Chairman Judith Pratt suggested that Hugh Giffin write the change demonstrating his point of view and that Nancy Timko write another change demonstrating the opposite point of view. These changes will be discussed at the next meeting.

After further discussion Hugh Giffin moved to delete Article, VIII, Section D. as it could be unenforceable. Nancy Timko second. So moved unanimously.

The subjects of Backlots and Cluster Housing in the Rural Conservation District were raised and the consensus of the Board was not to propose these questions, they can be proposed by petition by any interested parties.

The Board addressed the matter of Article XIV, Section 15, c. of Supplemental Regulations. After some discussion Nancy Timko moved to delete items (1) and (2) and replace with items i and ii, which will now be numbered (1) and (2). Ed Rowehl second. So moved unanimously.

Minutes of October 17, 1991. Nancy Timko moved to accept the minutes as presented. Second Ed Rowehl. So moved unanimously.

Ed Rowehl made the motion to adjourn. Second Rod Zwirner. Meeting adjourned at 9:30 P.M.

Respectfully submitted,
Barbara Elia, Secretary

Corrected, see minutes of November 7, 1991