

Minutes of the Antrim Planning Board Meeting December 19, 1991

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

The Chairman opened the meeting at 7:30 P.M. and introduced the Board, as noted above.

Chris Baker-Salmon: Continued public hearing for the annexation of lot #018 to lot #327 and the further subdivision of lot #327 into three lots. Chris Baker-Salmon presented a revised proposal which resulted in increasing the size of lot #1 to 2.63 acres. There was much discussion on how the wet areas should be handled. The Chair reported that NHMA attorney, Bernie Waugh has informed her that if land is to be acquired by the State it does not need to meet zoning requirements. Baker-Salmon was advised to try to keep as much dry land as possible, as dry land makes a more desirable lot; and to settle the location of the property lines with the State. This public hearing was continued until January 16, 1992 at 7:30 P.M., when Baker-Salmon will return with his revised plan.

Donald Mellen: Surveyor, Don Mellen met with the Board to discuss the possible subdivision of a lot on which three cottages are located. This is a situation that took place before zoning was enacted and the owners would like to divide the property. He was advised to appeal to the Zoning Board of Adjustment for the required variances.

Petition Warrant Article to allow back lots in all districts: The Board agreed to schedule the public hearing for January 16, 1991 after which the Board will decide whether or not to support the article.

Zoning Amendments: The Chair presented the comments of Board Attorney, Silas Little and those of the Conservation Commission to the Board. Little expressed some reservations about changing the side yard setback for residential uses in the Highway Business District. After much discussion Hugh Giffin agreed to rewrite Article XIV, A.15.c as Little had questioned the fact that the introduction part had been deleted. There was discussion of Article VIII, Section D. which the Board had agreed to delete. Little quoted some figures relative to the suggested area for private beaches and required parking, for the Board's consideration. The Conservation Commission suggestion to rewrite the changes to the Steep Slopes and the Wetlands Districts was addressed. The Board agreed that this was covered in the Ordinance and that the change was not necessary. The Chair asked the Board to think about these suggestions and be prepared to discuss them at the Public Hearing, January 2, 1992.

Rod Zwirner moved that the Board go into Executive Session per RSA 91-A:3 to discuss a letter from Board Attorney, Silas Little

relative to pending litigation. Second Hugh Giffin. Board entered into Executive Session at 8:29 P.M.

The meeting was reopened at 8:40 P.M. There was no action as a result of the Executive Session.

Gravel Pits: The Chair commented on the Board's review of the grandfathered pits and asked the Board for authorization to issue permits for those gravel pits.

Minutes of December 5, 1991: It was pointed out that the amended motion as it pertains to the scheduling of the Cloutier, etal public hearing, was made by Hugh Giffin and seconded by Rod Zwirner not moved by Rod Zwirner and seconded by Hugh Giffin. Hugh Giffin moved to accept the minutes of December 5, 1991 as corrected. Second David Essex. So moved unanimously.

Rod Zwirner made the motion to adjourn. Hugh Giffin second. Meeting adjourned at 8:45 P.M.

Respectfully submitted,  
Barbara Elia, Secretary