

Minutes of the Antrim Planning Board Meeting January 16, 1992

Present: Judith Pratt, Chairman; Ed Rowehl, ex officio; David Esses; Hugh Giffin; Rod Zwirner; Marie Slugaski, Alternate sitting for Thelma Nichols

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

Chris Baker-Salmon: Continued Public Hearing for an annexation and a three lot subdivision on Route 9 in the Highway Business District. (Tax Map 9 lots 018 and 327) Baker-Salmon presented an amended plan, which redefined the lots. Lot #327-2 was redrawn allowing a 75 foot right-of-way to a 5.90 acre lot which will be given to the State of New Hampshire for the purpose of conserving the wetlands. The Chair commented that she had talked to Bernie Waugh, Attorney with the New Hampshire Municipal Association, who advised that lot #327-2 be noted as unbuildable on the plan and so noted in the deed. Chris Baker-Salmon said that he has the wording used by the SPNHF to this effect and that it will be so noted in the deed. It was observed that the pins have not been set. There were comments on the irregularly shaped lot and the size of the lot to be deeded to the State was discussed. Rod Zwirner moved to accept the Application. Marie Slugaski second. It was noted that the State Subdivision Approval for lot #1 has been received. So moved unanimously. Hugh Giffin Moved that the Annexation of Chris Baker-Salmon's property Tax Map #9 Lot 327 and the lot formerly owned by the State of New Hampshire Tax Map #9 Lot 018 and the subsequent subdivision of the conglomerate into three lots #327-1 of 2.7 acres, #327-2 of 5.9 acres, and 327-3 of 6.7 acres be approved by the Board subject to the following conditions:

1. That all survey bound markers are set.
2. That a driveway permit be obtained for lot 327-3.
3. That it be noted on the mylar that lot 327-2 is an unbuildable lot to be preserved as a wetlands area.

David Essex second. The vote: Ed Rowehl, yes; Rod Zwirner, yes; David Essex, yes; Marie Slugaski, yes; Hugh Giffin, yes; Judith Pratt, yes. So moved unanimously.

Chris Baker-Salmon presented a proposal for a Site Plan Review, and a public hearing for this review was scheduled for February 6, 1992.

At 8:00 P.M. Chairman, Judith Pratt opened the Public Hearing on the Petition Warrant Article to allow the subdivision of Backlots in all Districts. The Chair explained that the Planning Board cannot change the wording and that it must be presented to the voter as written. Philip Dwight spoke in favor of the Article commenting that it had been presented last year and defeated by a

narrow margin as a result of some incorrect information disseminated. Peter Bebosky questioned the need for this change. Judith Pratt, speaking as an individual, commented that this will help to eliminate the long narrow lots which result from the use of the minimum road frontage requirement and could reduce the amount of road that the Town would have to maintain. Bebosky expressed some concerns relative to the method of subdivision and the number of driveways on a given road. There was some discussion of the building of roads for a subdivision and the possibility of acceptance by the Town. There was further explanation of the concept of backlots. There was a question about the how the Ordinance works in other Towns. It was explained that this was modeled after the Frankestown regulation. Richard Block spoke in opposition to the proposal. He stated that he has consulted other Towns and that they are not satisfied with the concept. He has been cautioned by individuals in other towns that the Board should be careful to examine the objectives of the proposal and to be careful with the wording. Block had a list of points to be examined before enacting this legislation, the wording of which the Board cannot control as this is a petition article. Lorraine Block also spoke in opposition to this proposal citing much the same reasons as Richard Block. At the close of the discussion Peter Bebosky commented that he is more in favor now but is concerned that the driveways be good and safe driveways. Board member Rod Zwirner questioned the concept's application in the Lakefront District. After one and one-half hours of discussion by the Board and four interested citizens, Philip Dwight, Peter Bebosky, Richard Block and Lorraine Block, the Chairman closed the public hearing. The Chair asked for comments from the Board explaining that the wording of the petition cannot be changed. David Essex stated that he could see no compelling reasons why this would be abused. Rod Zwirner commented on the complexity of the issue. There were comments on the review process as a protection for the neighbors. Hugh Giffin moved that the Board vote to recommend this petition zoning change. Marie Slugaski second. The vote: Edwin Rowehl, nay; Rod Zwirner, abstain; David Essex, yes; Marie Slugaski, yes; Hugh Giffin, yes. So moved by a majority of the Board.

Planning Report for 1991: The Chair submitted her report for the Board's comments. David Essex suggested that the resignation of Thelma Nichols be noted in the report otherwise the report was approved.

Antrim Medical Center: An Application for the subdivision of the lot on Elm Street owned by the Antrim Medical Center was submitted for the Board's review. This lot was previously subdivided in 1968 but the deeds were never written. The surveyor, Don Mellen presented a list of items that he would like to have the Board waive. There was some discussion as to whether this would be a lot line adjustment or a subdivision. Mellen will be contacted to see if the original plan has been recorded. The consensus of the Board was to agree with the

waivers including the requirement for topographical contours. The public hearing was scheduled for February 6, 1991.

The Chair informed the Board that the time to file for candidacy for election to the Board is January 22, through January 31, 1992, and that there are three slots to be filled, 2/three year positions and 1/one year position.

Minutes of January 2, 1992: Rod Zwirner moved to accept the minutes as presented. Hugh Giffin second. So moved unanimously.

Hugh Giffin made the motion to adjourn. Rod Zwirner second. Meeting adjourned.

Respectfully submitted,  
Barbara Elia, Secretary