

Minutes of the Antrim Planning Board Meeting August 20, 1992

Present: Judith Pratt, Chairman; Edwin Rowehl; David Essex; Rod Zwirner.

The Chairman opened the meeting at 7:35 P.M. and introduced the Board as noted above.

Donald R. Mellen, LLS for David S. & Madeline L. Popa: Subdivision and further Annexation of a 2.25 acre parcel to property owned by C. David and Doris S. Platt. Property concerned is located off Route 202 and the North Bennington Road in the Highway Business District, Tax Map #4 Lot 37. Don Mellen presented the proposal for the Popas who were present. C. David Platt also attended the meeting. Mellen presented the final plan, to which the tax map number and a note to the plan to the effect that the area of the remaining lot constitutes a legal lot, has been added. Ed Rowehl observed that the plan meets all the requirements of the regulation and does not create any new lots. The deed will be attached to the acceptance in the file. Edwin Rowehl moved the acceptance of the Application of David S. & Madeline L. Popa for the subdivision/annexation of a 20.25 acre parcel into two lots (Tax Map 4 Lot 37), 2.25 acres to be annexed to property of Christopher D. and Doris S. Platt. Rod Zwirner second. The vote: Edwin Rowehl, yes; David Essex, yes; Rod Zwirner, yes; Judith Pratt, yes. There being no further discussion David Essex moved to approve the application of David S. & Madeline L. Popa, Planning Board File #92007, for the Subdivision for Annexation of a 20 plus acre parcel into two lots of 2.25 acres and 18 acres. (Tax map #4 Lot #37 located in the Highway Business District) Tract #1 is for annexation purposes only. Second Edwin Rowehl. The vote: Edwin Rowehl, yes; David Essex, yes; Rod Zwirner, yes; Judith Pratt, yes. So moved unanimously. Chairman Judith Pratt signed the mylar and copies of the corrected plan will be provided to the Board by Donald R. Mellen, LLS.

Donald R. Mellen, LLS for the Estate of Diamond Maxwell: Application for subdivision of a 27 plus or minus acre parcel into five lots plus a 21,952 square foot parcel to be annexed to property owned by Mason K. and Bertha K. Harris. Property concerned is located in the Rural Conservation/Lakefront Residential Districts at Brimstone Corner and Gregg Lake Roads, Tax Map #5 Lot 793. Mellen presented the proposal. Variances have been obtained from the Antrim Zoning Board of Adjustment to allow lot widths of 96.76' (lot #3), 50' (Lot #4), and 68.52' (Lot #5) and sideline setbacks of 10.68' for lots 4 & 5. The Chair read the list of waivers requested by the Applicants. These were granted as the requirements did not apply to this application. Mellen referred to the existence of on-site wells and septic systems as the buildings were erected prior to zoning and reason for this subdivision is to divide the property and settle the estate. All pins have been set. Reference was made to the property designated to be annexed to property owned by

Mason K. and Bertha K. Harris. It was established that this will not make this lot (Tax Map #5 Lot #440) a conforming lot but will make an existing lot less non-conforming. After questions about the Variance were answered David Essex moved the acceptance of the application of the Estate of Diamond A. Maxwell c/o Janice Robinson for the subdivision and annexation of a 27 plus acre parcel in the Rural Conservation/Lakefront Residential Districts (Tax Map #5 Lot 793). Edwin Rowehl second. The vote: Edwin Rowehl, yes; David Essex, yes; Rod Zwirner, yes; Judith Pratt, yes. So moved unanimously. There being no further discussion David Essex moved to approve the application of the Estate of Diamond A. Maxwell c/o Janice Robinson, (Tax Map 5 Lot 793) Planning Board File #92008 for the subdivision of a 27 plus acre parcel into five lots of 5 plus acres and the annexation of parcel A to property owned by Mason K. and Bertha K. Harris. (Tax Map #5 Lot #793) located in the Rural Conservation/Lakefront Residential Districts. Second Edwin Rowehl. The vote: Edwin Rowehl, yes; David Essex, yes; Rod Zwirner, yes; Judith Pratt, yes. So moved unanimously.

David Essex reported on work being done by the SWRPC in the area of low cost housing.

Zoning Ordinance: The Chair commented on the progress made in editing the Zoning Ordinance and incorporating the changes voted on since its adoption in 1989. David Essex and Chairman Pratt have completely edited the document and come up with some suggestions other than spelling, grammar, etc. The Chair asked the Board's pleasure in regard to the following subjects:

1. The intent of the reference to "Board of Selectmen" made on page 2. She asked if it should read "Planning Board" as this document was created by the Planning Board. The consensus of the Board was to agree to this as an editorial change.
2. The reference made to a "town approved professional soil scientist" in Article XI - Wetlands District on page 49. Chairman Pratt suggested that this reference be changed to "Certified Soil Scientist who is qualified by the Hillsborough County Conservation District" as designated in the Antrim Subdivision and Site Plan Review regulations and to change the word "qualified" to "certified" on page 51 of the Zoning Ordinance. The Board agreed that this could also be considered an editorial change.

The Board agreed to take up other suggestions at their next scheduled meeting September 3, 1992.

Correspondence:

Summary of the Status of the Hillsboro by-pass.
Notice of Decision (approval) BOA - Sign Mush Cook's Garage
Municipal Law Lectures schedule
NHMA 5th Annual Volunteer Award

Ed Rowehl commented on the Shoreline Protection Act and its possible effect on zoning.

Minutes of July 16, 1992 were addressed. It was suggested that the definition of "hasmat" (hazardous materials) be indicated and Ed Rowehl pointed out some editorial corrections. Ed Rowehl moved to accept the minutes as corrected. Rod Zwirner second. So moved unanimously.

There was some discussion about the SWRPC Transportation Committee and the subjects under consideration, among which are approaches to Keene via Routes 10 and 12, transportation model, Connecticut River Bridges, and phase 2 of the Jaffrey by-pass.

There was also discussion of possible procedures for joint meetings with the Board of Adjustment and some additional discussion on the Hillsboro by-pass.

Ed Rowehl moved to adjourn. Rod Zwirner second. Meeting adjourned at 9:30 P.M.

Respectfully submitted,
Barbara Elia, Secretary