

Minutes of the Antrim Planning Board Meeting November 5, 1992

Present: Judith Pratt, Chairman; Edwin Rowehl; David Essex; Michael Oldershaw, ex officio; Rod Zwirner and Barbara Elia, Secretary.

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

Monadnock Bank represented by Gregg Hosmer in regard to property located on Route 202 at the intersection of Pleasant Street. Mr. Hosmer inquired about the procedure for changing the use of the store to an apartment. It was established that a Minor Site Plan Review is in order. Hosmer requested that this be waived as the use will be less intensive than the present use. After discussion,

Rod Zwirner moved: That the Bank should submit an application for the change of use with a letter requesting a waiver of the requirement for a Minor Site Plan Review, as the intended use will be less intensive than the present use. On receipt of that Application and Letter the Board authorizes the Chairman to write a letter confirming the waiver on the condition that a Site Plan Review will be required should there be a change to a business use in the future. Mike Oldershaw second. The vote: Ed Rowehl, yes; David Essex, yes; Rod Zwirner, yes; Mike Oldershaw, yes. So moved unanimously.

Zoning: The Board addressed the proposed zoning changes for 1993. The OSP has provided the Board with a copy of a model ordinance to adopt the requirements of RSA 484-B. After consultation with the Wetlands Board and Carol Ogilvie of the Southwest Regional Planning Commission, The Chair suggested a change in Article XI, Section 5.A. and Article XII (FDD): To add the statement: "The banks of the Contoocook River and the North Branch of the Contoocook River including Pierce Lake as well as the shores of Gregg Lake shall be subject to the requirements of R.S.A. 484-B." rather than initiating a new Ordinance.

Handicapped access: There was discussion relative to adding a note to Article XIII, Section-2.e to the effect that: "All new elderly units must meet the requirements of the American with Disabilities Act (ADA) for handicap access."

Highways (Town) Class V and Class VI: The Chair submitted a definition for these roads which was discussed at great length. There was discussion of "summer maintenance" and the Town's responsibility in the matter. The need for a map showing the designation of these roads so that they can be readily identified. The need for the Road Agent's input on this matter was noted. Chairman Pratt offered to prepare such a map for the Board's review.

Recreation Facilities: David Essex presented a proposed definition which is essentially a definition previously used. After some discussion it was agreed to add a provision for one permanent caretaker residence per non-commercial recreation facility.

Definitions: Manufactured Housing (Mobile Home) and Presite Built Housing (Modular Home) were presented for consideration. These definitions are as defined in the Planning and Land Use Regulation 1992 Edition. A change to omit the word "heating" in the definition for Manufactured Housing as it appears in the expression "electrical heating systems".

The Board will review these proposed changes which will be considered for Public Hearing and action at the March 1993 Town Meeting.

There was discussion of the Shoreline Protection act and the 250 foot setback requirement. Carol Ogilvie has asked if the Board would like this line indicated on the maps. After some discussion it was agreed that it can be so indicated after the changes are made at the March 1993 Town Meeting.

Notices: Meeting at Harris Center November 24, at 7:00 P.M.

Budget: The Board reviewed the proposed budget for 1993 and after some discussion it was agreed to submit a budget in the amount of \$5,550.00 for the 1993 tax year.

Inasmuch as, there is nothing on the agenda for the November 19, 1992 meeting Ed Rowehl moved to cancel the meeting. Mike Oldershaw second. So moved unanimously.

Minutes October 15, 1992: David Essex moved to accept the minutes as printed. Mike Oldershaw second. So moved unanimously.

Ed Rowehl made the motion to adjourn. Rod Zwirner second. Meeting adjourned at 9:00 P.M.

Respectfully submitted,
Barbara Elia, Secretary