

Minutes of the Antrim Planning Board Meeting December 3, 1992

Present: Judith Pratt, Chairman; Marie Slugaski; Mike Oldershaw; Hugh Giffin; David Essex; Rod Zwirner.

Thomas Dowling asked questions of the Board Members present relative to opening a Vet's Office on Depot Street for a limited practice. He was informed that he would have to submit an Application for a Home Based Business if the proposed business is as he describes.

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

Robert Morgan met with the Board to discuss the possibility of erecting a small building approximately 10 feet by 20 feet on his property in Antrim on the Hancock line tax map 2 lot 226. Mr. Morgan explained that there is a year-round spring and he will be using a privy, no septic system is planned. This land is surrounded by land owned by the Audubon Society with a walking right of way to this property. The determination was made that this will not be living quarters and could be classified as an accessory building as it is on what was originally his 220 acre farm some of which he has donated to the Audubon Society.

Property of the Monadnock Bank at the corner of Aiken and Main Street: The Chair called the Board's attention to a possible Zoning Violation that has been called to the property owners' attention by the Building and Zoning Officer.

Zoning Amendments for the March 1993 Town Meeting: The Board discussed and voted on the following amendments:

1. Delete reference to Household Pets under Article XIV, Section A, 9. So moved unanimously.
2. Delete Article V, D. and Article XIV, 20 as they apply to Special Setback (Buffer Strip) Provisions and replace with a rewritten form. After some discussion this was moved unanimously. As a result of this action Article XIV, 20, c will be changed to Article XIV, 20, b.
3. Article V,B,1 add w. Conversion Apartments. So moved unanimously.
4. Article IX, B, 3. Add the raising of animals for pelts. So moved unanimously.
5. Add private swimming pools, tennis courts and greenhouses to Articles IV, V, VII, VIII and IX as a permitted use. So moved unanimously.
6. Article XIV, Section 15, b.(1) change to: "Steps, stoops and handicapped access ramps". So moved unanimously

7. Article III add definitions for: Manufactured Housing and Presite Built Housing. So moved unanimously.

8. Article III delete the definition for "Highways, Classification of:" and add a definition for "Highways (Town), Classification of", delete the definition for "Recreation Facility:" and add a definition for: "Recreation Facilities:" So moved unanimously.

9. Amend Article XI and XII to include reference to the banks of the Contoocook River and the North Branch of the Contoocook River including Pierce Lake to the requirements of R.S.A. 483-B, the Shoreline Protection Act. The Chair read the fact sheet pointing out that the act provides for State septic approval for all lots regardless of size, and requires site specific approval for the disturbance of 50,000 square feet of terrain. After much discussion this was moved unanimously.

10. Article XVII, Sign Ordinance: Delete existing Ordinance and replace with a revised Ordinance. After much discussion about neon signs and signs lighted from the rear it was agreed to list them as item #5 and item #6 under Signs Permitted as Special Exceptions. The Board also discussed the size of signs permitted in the Village Business and Highway Business Districts and after further discussion it was agreed that the size of a sign permitted with a permit from the Building Inspector should be sixteen (16) square feet or under in the Village Business District and twenty-five square feet or under area in the Highway Business District. The revised Sign Ordinance was moved as amended.

Hugh Giffin moved to post these changes tonight, December 3, 1992 and to schedule the first public hearing for December 29, 1992 at 7:30 P.M. Marie Slugaski second. The vote: Hugh Giffin, yes; David Essex, yes; Marie Slugaski, yes; Rod Zwirner, yes; Michael Oldershaw, yes.

The next meeting will be a joint meeting with the Board of Adjustment scheduled for December 17, 1992 at 7:30 P.M. for a public hearing in the matter of the subdivision of the Geraldine A. Rabideau property.

Discussion of the Raymond Clarke property and possible violations was raised by Hugh Giffin.

Minutes of November 5, 1992. Michael Oldershaw moved to approve the minutes as presented. Hugh Giffin second. So moved unanimously.

Meeting adjourned at 9:30 P.M.

Respectfully submitted,
Barbara Elia, Secretary