

Minutes of the Antrim Planning Board Meeting November 18, 1993

Present: David Essex, Chairman; Tom Davis ex officio; Judith Pratt; Peter Moore, Alternate sitting for Mike Oldershaw.

The Chairman opened the meeting at 7:35 P.M.

Girl Scouts (Swiftwater Council): The council has asked if the Board would care to be brought up to date on the Council's plans for their property at Gregg Lake. The Council also asked if the Board would like the Audubon Society and the Society for the Protection of New Hampshire Forests to be invited to attend this meeting. After much discussion in which, Selectman Tom Davis expressed his concern for the safety of buses filled with children using the roads and bridges in the area, Judith Pratt made a comment on the use of Craig road for an alternate exit from the area, and the Board agreed that all meetings are public and anyone can attend; the Board scheduled the meeting with the council for February 17, 1994 subject to agreement of the Swiftwater Girl Scout Council.

Zoning Changes 1994: Judith Pratt took up the matter of revising the permitted uses in all districts to make them more uniform and to correct any errors or omissions. The following matters were discussed:

The removal of Industrial Parks and Automobile Dealerships as permitted uses in the Village Business District. Judith Pratt expressed the opinion that these are intense uses and that there are few if any large tracts of land in this district that would support such uses. Judith Pratt moved to remove Industrial Parks and Automobile Dealerships as permitted uses in the Village Business District. Second David Essex. So moved unanimously.

The Board agreed to the addition of: "Retail sales of antiques, arts and crafts, handiwork and garden produce when an accessory use to a residence (Site Plan Review Required)"; as a permitted use to the Residential, Rural and Rural Conservation Districts.

The extension of the Business District to the Bennington town line and whether it should be Village Business or Highway Business was discussed. The Board agreed to postpone any vote on the matter until next meeting when more of the regular members will be present for further consideration of this matter.

A review of the permitted uses in the Residential and Lakefront Residential Districts (Copy of the suggested uses attached). These changes will be compiled and copies distributed at the next meeting, December 2, 1993 for the Board's consideration. If approved they will be posted and the first public hearing will be scheduled for January 6,

1994. The Board agreed that notice of the second public hearing will be scheduled at the same time.

Minutes November 4, 1993: Tom Davis moved to approve the minutes as presented. Judith Pratt second. So moved unanimously.

Judith Pratt made the motion to adjourn. Tom Davis second. Meeting adjourned at 9:15 P.M.

Respectfully submitted,
Barbara Elia, Secretary

PROPOSED CHANGES IN PERMITTED USES FOR 1994 TOWN MEETING

Article V

VILLAGE BUSINESS DISTRICT

1. Single family dwellings
2. Duplex dwellings
3. Multi-family dwellings
4. Public and private schools (all levels)
5. Churches (see Article XIV Supplemental Regulations)
6. Public utilities
7. Home-based businesses (see Article XIV Supplemental Regulations)
8. Retail Businesses
9. Convenience stores
10. Restaurants
11. Business and professional offices
12. Veterinary clinics
13. Banks and financial institutions
14. Personal services
15. Hospitals and nursing homes
16. Motels, hotels, motor inns, tourist homes and bed and breakfast establishments
17. Funeral homes
18. Social clubs
19. gasoline service stations
20. Laundromats and dry cleaning establishments
21. Wholesale, warehouse and storage facilities
22. Mini-warehouse/storage facilities
23. Laboratories
24. Printing and publishing establishments
25. Building materials supply
26. Recreational facilities
27. Roadside stands
28. Condominiums and cluster housing developments (Site Plan Review)
29. Elderly housing (Site Plan Review)
30. Light manufacturing (Site Plan Review)

Accessory Uses

1. Any use accessory to a principal permitted use.
2. Signs as permitted in Article XVII.
3. Fences as permitted in Article XIV.
4. Parking and loading facilities as permitted in Article XV.
5. Storage or parking of major recreation equipment as permitted in Article XIV.
6. Private swimming pools, tennis courts and greenhouses as permitted in Article XIV.

Uses Permitted by Special Exception (see Article XIII)

1. Conversion Apartments

PROPOSED CHANGES IN USES FOR 1994 TOWN MEETING

HIGHWAY BUSINESS DISTRICT

Article V

1. Single family dwellings
2. Duplex dwellings
3. Multi-family dwellings
4. Public and private schools (all levels)
5. Churches (see Article XIV Supplemental Regulations)
6. Public utilities
7. Home-based businesses (see Article XIV Supplemental Regulations)
8. Retail Businesses
9. Convenience stores
10. Restaurants
11. Business and professional offices
12. Veterinary clinics
13. Kennels, boarding and/or breeding
14. Banks and financial institutions
15. Personal services
16. Hospitals and nursing homes
17. Motels, hotels, motor inns, tourist homes and bed and breakfast establishments
18. Funeral homes
19. Social clubs
20. Automotive sales, service and rental
21. gasoline service stations
22. Laundromats and dry cleaning establishments
23. Wholesale, warehouse and storage facilities
24. Motor freight (truck) terminals, bulk storage, warehousing, truck repair facilities, and outside parking for tractor-trailers and employees (see Article XIV Special Regulations)
25. Truck, recreational vehicle, marine and heavy equipment sales and service
26. Mini-warehouse/storage facilities
27. Beverage bottling and distribution
28. Laboratories
29. Industrial parks
30. Printing and publishing establishments
31. Building materials supply
32. Recreational vehicle park
33. Recreational facilities
34. Farms and agricultural activities excluding pelt ranching and raising of more than twenty (20) swine
35. Roadside stands
36. Stables and riding academies
37. Condominiums and cluster housing developments
38. Light manufacturing
39. Farm employee housing as permitted in Article XIV Supplemental Regulations.

Accessory Uses

1. Any use accessory to a principal permitted use.

2. Signs as permitted in Article XVII.
3. Fences as permitted in Article XIV.
4. Parking and loading facilities as permitted in Article XV.
5. Storage and parking of major recreation equipment as permitted in Article XIV.
6. Private swimming pools, tennis courts, and greenhouses as permitted in Article XIV,A,12.

Uses Permitted by Special Exception (see Article XIII)

1. Conversion Apartments
2. Elderly housing
3. Manufactured housing parks

PROPOSED CHANGES IN PERMITTED USES FOR 1994 TOWN MEETING

RESIDENTIAL DISTRICT

Article VI

1. Single family dwellings
2. Duplex dwellings
6. Public utilities
7. Home based businesses (see Article XIV Supplemental Regulations)

Accessory Uses

1. Any use accessory to a principal permitted use
2. Signs as permitted in Article XVII
3. Fences as permitted in Article XIV
4. Parking and loading facilities as permitted in Article XV
5. Storage or parking of major recreation equipment as permitted in Article XIV
6. Private swimming pools, tennis courts and greenhouses as permitted in Article XIV
7. Retail sales of antiques, arts and crafts, handiwork and garden produce when an accessory use to a residence. (Site Plan Review Required)

Uses Permitted by Special Exception (see Article XIII)

1. Multifamily dwellings
2. Public and private schools (all levels)
3. Churches (see Article XIV Supplemental Regulations)
4. Social Clubs
5. Condominiums and cluster housing developments (Special Exception and Site Plan Review)
6. Conversion Apartments
7. Elderly housing (Special Exception and Site Plan Review)
8. Bed and Breakfast

PROPOSED CHANGES IN USES FOR 1994 TOWN MEETING

RURAL DISTRICT

Article VII

1. Single family dwellings
2. Duplex dwellings
3. Public and private schools (all levels)
4. Churches (see Article XIV Supplemental Regulations)
5. Public utilities
6. Home-based businesses (see Article XIV Supplemental Regulations - Site Plan Review Required)
7. Kennels, boarding and/or breeding
8. Public and private recreational facilities
9. Farms and agricultural activities excluding pelt ranching and raising of more than twenty (20) swine
10. Roadside stands
11. Stables and riding academies
12. Farm employee housing as permitted in Article XIV Supplemental Regulations.

Accessory Uses

1. Any use accessory to a principal permitted use.
2. Signs as permitted in Article XVII.
3. Fences as permitted in Article XIV.
4. Parking and loading facilities as permitted in Article XV.
5. Storage and parking of major recreation equipment as permitted in Article XIV.
6. Private swimming pools, tennis courts and greenhouses as permitted in Article XIV,A,12.
7. Retail sales of antiques, arts and crafts, handiwork and garden produce when an accessory use to a residence.(Site Plan Review Required)

Uses Permitted by Special Exception (see Article XIII)

1. Multi-family dwellings.
2. Restaurants.
3. Business and Professional Offices.
4. Veterinary clinics.
5. Hospitals and nursing homes.
6. Motels, hotels, motor inns, tourist homes and bed and breakfast establishments.
7. Social clubs.
8. Building materials supply.
9. Recreational vehicle park.
10. Conversion Apartments (Special Exception)
11. Elderly housing (Special Exception and Site Plan Review)
12. Manufactured housing parks (Special Exception)
13. Raising animals for their pelt or pelt ranches.

PROPOSED CHANGES IN PERMITTED USES FOR 1994 TOWN MEETING

LAKEFRONT RESIDENTIAL DISTRICT *Article VIII*

1. Single family dwellings
2. Duplex dwellings
3. Home-based businesses (see Article XIV Supplemental Regulations)

Accessory Uses

1. Any use accessory to a principal permitted use
2. Signs as permitted in Article XVII
3. Fences as permitted in Article XIV
4. Parking and loading facilities as permitted in Article XV
5. Storage or parking of major recreation equipment as permitted in Article XIV
6. Private swimming pools, tennis courts and greenhouses as permitted in Article XIV

Uses Permitted by Special Exception (see Article XIII)

1. Public and private recreational facilities

PROPOSED CHANGES IN USES FOR 1994 TOWN MEETING

RURAL CONSERVATION DISTRICT *Article IX*

1. Single family dwellings
2. Duplex dwellings
3. Public and private schools (all levels)
4. Churches (see Article XIV Supplemental Regulations)
5. Public utilities
6. Home-based businesses (see Article XIV Supplemental Regulations)
7. Kennels, boarding and/or breeding
8. Public and private recreational facilities
9. Farms and agricultural activities excluding pelt ranching and raising of more than twenty (20) swine
10. Roadside stands
11. Stables and riding academies
12. Farm employee housing (See Article XIV Supplemental Regulations)

Accessory Uses

1. Any use accessory to a principal permitted use.
2. Signs as permitted in Article XVII.
3. Fences as permitted in Article XVI.
4. Parking and loading facilities as permitted in Article XV.
5. Storage or parking of major recreation equipment as permitted in Article XIV.
6. Private swimming pools, tennis courts and greenhouses as permitted in Article XIV,A,12.
7. Retail sales of antiques, arts and crafts, handiwork and garden produce when an accessory use to a residence. (Site Plan Review Required)

Uses permitted by Special Exception (see Article XIII)

1. Multi-family dwellings.
2. Bed and breakfast establishments.
3. Recreational vehicle park.
4. Manufactured housing parks.
5. Raising animals for their pelt or pelt ranches.

PROPOSED AMENDMENTS FLOOD PLAIN DEVELOPMENT DISTRICT
ARTICLE XII ANTRIM ZONING ORDINANCE

Add to Article XII - Floodplain Development District

Section B. 23. "Recreational vehicle" means a vehicle which is (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (c) designed to be self propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

Change references Article XII, Section B.

Article XII.B.23 to Article XII.B.24
Article XII.B.24 to Article XII.B.25
Article XII.B.25 to Article XII.B.26
Article XII.B.26 to Article XII.B.27
Article XII.B.27 to Article XII.B.28
Article XII.B.28 to Article XII.B.29

Add to Article XII - Floodplain Development District

Section H.2.c. Recreational vehicles placed on sites within Zones A1 - 30, AH, and AE shall either;

- (1) be on the site for fewer than one hundred eighty (180) consecutive days,
- (2) be fully licensed and ready for highway use, or
- (3) meet all standards of Section 60.3 (b) (1) of the National Flood Insurance Program Regulations and the elevation and anchoring requirements for "manufactured homes" in Paragraph (c) (6) of Section 60.3.

Change references Article XII, Section H:

Article XII.H.2.c. to Article XII.H.2.d.
Article XII.H.2.d. to Article XII.H.2.e.
Article XII.H.2.e. to Article XII.H.2.f.

4. Extend the Village Business District to the Bennington Town line on both sides of Route 202 extending 200 feet back from the highway right of way.

Minutes of the Antrim Planning Board Meeting November 4, 1993

Present: David Essex, Chairman; Thomas Davis, ex officio; Edwin Rowehl; Judith Pratt; Michael Oldershaw; Rod Zwirner and Alternate Peter Moore.

The Chairman opened the meeting at 7:30 P.M.

Master Plan Questionnaire: The Chairman reported that he has started to tabulate the questionnaires and he and the secretary will endeavor to have a report by the second meeting in December.

Zoning Changes 94:

Flood Insurance Development District: The Federal Emergency Management Agency has provided a definition for "Recreational Vehicle" which will be inserted into Article XII - Floodplain Development District as Section B.23, all subsequent items will be renumbered. FEMA also provided requirements for placing recreational vehicles on sites. This will be included to Article XII as Section H.2.c. All subsequent items will be relettered.

Zoning Districts - permitted uses: Judith Pratt took up the matter of reviewing the permitted uses in all districts. The purpose of this review to make the wording more uniform and to check for errors and omissions. The Board reviewed the Village Business, Highway Business, Rural and Rural Conservation Districts; the Residential and Lakefront Residential were left for another time. Copy of the suggested changes are attached.

Village Business Expansion: There was discussion of expanding the Village Business District to include both sides of Route 202 to the Bennington town line. Judith Pratt will work on the map to present to the Board for its consideration.

Minutes October 21, 1993: Judith Pratt moved to accept the minutes as presented. Edwin Rowehl second. So moved unanimously.

Mike Oldershaw will not be able to attend the next meeting, November 18 and has asked Peter Moore to sit for him.

Ed Rowehl made the motion to adjourn. Judith Pratt second. Meeting adjourned at 9:45 P.M.

Respectfully submitted,
Barbara Elia, Secretary

PROPOSED CHANGES IN PERMITTED USES FOR 1994 TOWN MEETING

VILLAGE BUSINESS DISTRICT

1. Single family dwellings
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6. Public utilities
7. Home-based businesses (see Article XIV Supplemental Regulations)
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25. Industrial parks
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27. Building materials supply
28. Recreational facilities
29. Roadside stands
30. Condominiums and cluster housing developments (Site Plan Review)
31. Elderly housing (Site Plan Review)
32. Light manufacturing (Site Plan Review)

Accessory Uses

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Uses Permitted by Special Exception (see Article XIII)

1. Conversion Apartments

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RURAL DISTRICT

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ARTICLE XII ANTRIM ZONING ORDINANCE

Add to Article XII - Floodplain Development District

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