

Minutes of the Antrim Planning Board Meeting December 2, 1993

Present: David Essex, Chairman; Michael Oldershaw; Judith Pratt; Thomas Davis, ex officio; Edwin Rowehl.

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

Swiftwater Council Girl Scouts of America: The Chair commented on the Site Plan Review requirement for this location which has been a matter of some discussion. As a result of research it has been established that the authority to create the regulation was granted to the Planning Board under Article 10 of the 1975 Town Warrant and amended under Article 23 of the 1989 Town Warrant. In consideration of this information the Board agreed that when the Council comes to the Board with a final plan a formal Site Plan Review will be required.

Zoning Changes: Judith Pratt called the Board's attention to the fact that Industrial Parks and Automobile Dealerships have been excluded as permitted uses from the Village Business District. She pointed out that there are few if any locations to conduct such uses in this district, and that the designation "Industrial Park" would not allow any use not already permitted.

There was some discussion of the procedure for posting the Zoning Changes in anticipation of the first public hearing, January 6, 1994. The Board agreed to hold two public hearings on the subject whether the second one was necessary or not. The Chair will prepare the changes for posting.

Highway Business District: Judith Pratt presented a copy of the Zoning Map for the Village of Antrim, with the area from Prospect Street and Water Street to the Bennington Town Line left blank, for the Board's consideration. There was discussion of the suitability of the area for a Business District, with Tom Davis expressing concern for the flood plain and the wellhead protection area. The Board agreed to leave that area already designated as Village Business District as it is; and to designate Water Street from the corner of Depot Street to Route 202 and then following Route 202 to the Bennington Town Line from the road right of way to the Public Service right of way as Highway Business District. Michael Oldershaw moved to post the proposed Zoning Changes. Judith Pratt second. The vote: Ed Rowehl, yes; Judith Pratt, yes; Tom Davis, no; and David Essex, yes. Motion passed by a majority.

Master Plan Questionnaire: Chairman David Essex provided the Board with copies of preliminary results of the questionnaire. He will work to have further results available for the next meeting December 16, 1993.

Correspondence:

Peterborough Transcript Renewal Notice- The Board agreed to renew for the coming year.

Harris Center: Site Plan Review Information - File

Minutes November 18, 1993: Tom Davis moved to accept the minutes as presented. Judith Pratt second. So moved unanimously.

Tom Davis made the motion to adjourn. Mike Oldershaw second. Meeting adjourned at 8:45 P.M.

Respectfully submitted,  
Barbara Elia, Secretary

ANT

PSHIRE

the county of Hillsborough, in said  
 Town Hall in said Town on the  
 ing to act upon the following sub-  
 ing and close at six o'clock in the  
 t seven o'clock in the afternoon at  
 cers, Agents and Trustees for the  
 the Town Officers' accounts, and  
 raise and appropriate the sum of  
 the Town (as set forth in the Town  
 eto.  
 rize and empower its Selectmen to  
 y in anticipation of taxes.

se and appropriate the sum of one  
 sboro Rescue League, or take any

MENT

place the sum of one thousand two  
 ale of the Diamond T Fire Truck,  
 take any other action thereon.

MENT

place the sum of one thousand five  
 sale of the town barn property in  
 quipment, or take any other action

CTMEN

ratify the adoption of the building  
 June 10, 1974 and their appointment  
 on relating thereto.

CTMEN

Article 9. To see if the Town will vote to adopt the following ordinance:

**FLOOD PLAIN BUILDING CODE**

In order to comply with the eligibility requirements for the National Flood Insurance Program, and to advance public safety, encourage the appropriate use of land, conserve private property values, and preserve the general welfare of the Town, the Town of Antrim hereby adopts the following ordinance under RSA 31:39

1. The Building Inspector shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a location that has a flood hazard, any proposed new construction or substantial improvement (including prefabricated and mobile homes) must (i) be designed (or modified) and anchored to prevent flotation, collapse, or lateral movement of the structure, (ii) use construction materials and utility equipment that are resistant to flood damage, and (iii) use construction methods and practices that will minimize flood damage.
2. No building or structure located in a flood plain, as designated by the Department of the Army, Corps of Engineers shall hereafter be erected, moved or structurally altered until a permit has been obtained from the Building Inspector.
3. Whoever violates the provisions of this code shall be fined for each offense a sum not to exceed \$50.00. Each day that said violation continues shall be deemed to be a separate offense.

**BOARD OF SELECTMEN**

Article 10. To see if the Town will vote to grant site plan review authority to the Planning Board in accordance with RSA 36:19-a, thus providing the Town with an opportunity to review and approve or disapprove plans for non-residential development, or take any other action relating thereto.

**BOARD OF SELECTMEN**

Article 11. To see if the Town will vote to accept the following Committee Report, or take any other action thereon.

The Committee of over the hill selectmen feel the following salaries should go into effect this year. Senior Selectman \$750.00, two Junior Selectmen \$700.00 each, Town Clerk \$450.00, Town Treasurer \$450.00, Director of Health and Welfare \$250.00, Tax Collector \$1,400.00, Moderator \$20.00 (per meeting), Supervisors of Checklist \$90.00 each, Auditors \$40.00 each, Ballot Inspectors \$18.00 per day (inspecting and counting), Trustees of Trust Fund \$150.00 Topman, other two Trustees \$10.00 each.

**SALARY STUDY COMMITTEE**

Article 12. To see if the Town will vote to approve Resolution A (as shown on page 11), concerning the National Flood Insurance Program.

**BOARD OF SELECTMEN**

Article 13. To see if the Town will vote to approve Resolution B (as shown on page 12), concerning the National Flood Insurance Program.

**BOARD OF SELECTMEN**

Article 14. To see if the Town will vote to raise and appropriate a sum not to exceed one hundred thousand dollars (\$100,000.00) for the repair or replacement of

Thirteen Thousand  
and Five Hundred  
year or take any other

use and appropriate the  
(\$18,000.00) for the  
equipment, for the use of  
authorize the withdrawal  
reserve fund created for  
on thereon.

use and appropriate the  
00.00) for the purchase  
complete with high lift  
drawal of said sum from  
r that purpose, or take

use and appropriate a sum  
Ten Thousand Dollars  
a Class One fire truck  
replace the 2M4, and to  
00.00 from the Capital  
urpose, the balance of  
ation. Additionally, to  
of the 2M4, or take any

use and appropriate the  
Dollars (\$7,600.00), for  
up and handicap entrance  
Library, completing the  
project, and authorize  
the Community Improvement  
on.

use and appropriate the  
rs (\$75,000.00) for the  
f a two acre portion of  
s at landfill or take

use and appropriate the  
Five Hundred Dollars  
of fire and/or burglar  
, for the fire proofing  
r the completion of the  
authorize the withdrawal  
reserve fund created for  
on thereon.

use and appropriate the  
and Fifty-five Dollars  
onal Household Hazardous  
rogram will enhance the  
ehold products such as  
s and the like, or take

use and appropriate the  
fifty One Thousand, Six

- Hundred and Fifty Five Dollars (\$1,151,655.00), to pay the normal operating costs of the Town (as set forth in the Town Budget) or take any other action thereon.
20. To see if the Town will vote to authorize the selectmen to sell and convey by deed to the abutters Theodore F. Hardwick and Barbara R. Hardwick, the land consisting of approximately 30'x120' (3600 square feet) (approximately 1/12 acre) and building thereon, known as "The Old Town Shed" situated rear of the Town Hall and accept as payment thereof the appraised value as established by an approved appraiser or take any other action thereon. (By Petition)
  21. To see if the Town will vote to authorize the Selectmen to appoint a "Mill Pond Area Improvement Committee" of five and empower them with the authority to design and activate a plan that will include the removal of the abandoned fuel oil tank, removal of undesirable growth from the pond, planting of trees, shrubs and flowers and make other appropriate improvements with the money available or take any other action thereon. (By Petition)
  22. To see if the Town will vote to authorize the Selectmen to place the money received from the sale of the "Old Town Shed" at the disposal of the Mill Pond Area Improvement Committee to be used to carry out the provisions of Article #21 (above) or take any other action thereon. (By Petition)
  23. To see if the Town will vote to authorize the Planning Board to review and approve or disapprove site plans for the development or change or expansion of use of tracts for multifamily dwelling units, which are defined as any structures containing more than two (2) dwelling units, whether or not such development includes a subdivision or re-subdivision of the site, or take any other action thereon.
  24. To see if the Town will vote to direct the Selectmen to execute a contract among the towns included within the Contoocook Valley School District which provides for the establishment of comparable practices and procedures among the towns relative to the valuation of real estate for real estate assessment purposes, or take any other action thereon.
  25. To see if the Town will vote to change the number of Library Trustees from six to five, to comply with House Bill 11, an act relative to the number of Library Trustees stating that any Town having a public library, shall at a duly warned town meeting, elect a board of trustees consisting of any odd number of persons, which the town may decide to elect. Such trustees shall serve three year terms, staggered, or until their successors are elected and qualified, or take any other action thereon.
  26. To see if the Town will vote to officially recognize that the following roads, or portions thereof, are de facto Roads to Summer Cottages, and to designate them as such:  
Old Mill Road, also known as the Old River Road, from the bridge on Elm Avenue through to the end of road near Pierce Lake;