

Minutes of the Antrim Planning Board Meeting September 8, 1994

Present: Michael Oldershaw Acting Chair; David Essex; David Boule' ex officio; Kenneth Akin Alternate sitting for Wayne DeKoning; Peter Moore Alternate sitting for Edwin Rowehl; Barbara Elia, Alternate sitting for Judith Pratt.

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

Public Hearing Zoning Amendments proposed for the ballot at the General Election November 8, 1994.

1. 1. Article XIV - Supplemental Regulations, add for dwellings with yards fronting on the water in the Lakefront Residential District (LR) an allowance for uncovered decks on a line with existing decks on buildings on either side of the property. Philip Dwight, Chairman of the Board of Selectmen questioned the intention of the Board as to the method of determining which are abutting properties. In his opinion it was a good idea but he questioned the solution. He raised questions about the height of these decks and possible interference with an abutters view. Selectman had a question about setbacks which could conceivably make the deck come right up to the lake. Board Member Essex commented that the point should be made that the buildings be designated as "existing". He explained further that this amendment was initiated by a request from the Board of Adjustment as they have had some cases where they had to deny a deck in the setback, when the abutting property had an existing deck much closer to the water than the one requested. The Acting Chair closed discussion and took up the next item.

2. Article XIV - Supplemental Regulations, add construction trailers as temporary dwellings to the temporary use of manufactured housing units. Phil Dwight suggested that the wording of the amendment be changed to add the words "or other disaster" as noted in the Article presently in force. There being no further discussion the Chair closed discussion of this item.

3. Article II,B - Zoning Districts and V,A - Highway Business District (HB), rezone as Highway Business District the properties for a distance of one thousand (1000) feet on either side of Route 31 North from the junction of North Main Street and Main Street to the point where it becomes contiguous with the Route 9 Highway Business District. The Acting Chairman explained that as a result of the analysis of the Master Plan Questionnaire the Board felt that the Town wanted additional areas where business could be developed, considering that fact the Board is proposing this amendment. Phil Dwight speaking in opposition suggested that the results of the questionnaire were 35% for development of Route 31 and 48% against development of Route 31. Ann Dwight also spoke in opposition. Robert Flanders pointed out that this is an area or fine houses, historical buildings and is a very

nice residential neighborhood and that a business use does not make any sense. Dwight also referenced the NIMBY syndrome but expressed the opinion that Route 31 is not suitable for traffic as the road is narrow and winding going through a heavily populated residential area of Town. Board member David Essex commented that the Board was not unanimous in this matter. Flanders also pointed out that the Robert Caughey location was done by Variance and other proposed uses could use the same procedure. Reference was also made to Home Based Businesses.

4. Article II,B - Zoning Districts and V,A - Highway Business District (HB), rezone the area north of the Route 9 Highway Business District in the vicinity of North Branch Village to be included in the Route 9 Highway Business District. This area is encompassed by a line two-thousand feet west of the junction of Stacy Hill Road and River Road drawn parallel to the boundary line between lots #365 and #862 and extending from the Route 9 Highway Business District to a point one-thousand (1000) feet north of the center of Stacy Hill Road and then extending along a straight line on a north easterly direction to the junction of the Route 9 Highway Business District and the Antrim Hillsborough Town line. This is not to include the Lakefront Residential District surrounding Steels Pond. David Penny and Phil Dwight expressed their agreement with the proposal and a suggestion was made that abutting property owners should be notified of the proposed change. There being no further discussion the Chairman closed the public hearing and the Board went into deliberations.

#### Deliberations:

1. Amendment to Article XIV - Supplemental Regulations as it applies to decks in the Lakefront Residential District. The Board agreed to amend the proposal by using the the words: for an existing building".

2. Amendment to Article XIV - Supplemental Regulations as it applies to the use of construction trailers as temporary dwellings. The Board discussed this at length and agreed to change the amendment as suggested by adding the words: "and/or other disaster".

3. Amendment to Articles II,B - Zoning Districts and V,A - Highway Business District (HB). There was much discussion relative to the inclusion of this question on the ballot. Concerns were expressed about the location of the larger homes on North Main Street in the proposed district and the fact that the designation would encourage heavy traffic on a road not designed for such traffic. David Essex suggested that the Board could consider neighborhood zoning and Mike Oldershaw referenced the small businesses already located within the proposed addition to the Highway Business District. There was a suggestion that a second public hearing be held to give those voters that were not aware of this hearing another chance to express their opinion. The Board agreed to amend questions numbers 1 and 2 as suggested

and to notify the abutters to the Route 9 amendment of the proposed change. David Essex moved to schedule a second public hearing for September 29 at 7:30 P.M. on these 4 questions with the suggested changes in question #1 and #2 indicated in the text. David Boule second. The vote: Kenneth Akins, yes; David Boule, yes; David Essex, yes; Peter Moore, yes; Barbara Elia, yes; Michael Oldershaw, yes. So moved unanimously.

Minutes August 18, 1994: David Boule moved to accept the minutes as presented. Peter Moore second. So moved unanimously.

The motion was made to adjourn. Meeting adjourned at 8:40 P.M.

Respectfully submitted,  
Barbara Elia, Secretary