

Minutes of the Antrim Planning Board Meeting August 18, 1994

Present: Judith Pratt, Chairman; David Boule ex officio; Michael Oldershaw and David Essex

Chairman Judith Pratt opened the meeting of August 18, 1994 at 7:30 P.M.

Zoning Amendments: There was discussion of the proposed amendments to the Antrim Zoning Ordinance which will be presented to the voters at the November General Election.

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 dwellings on either side of the property. The Board discussed this proposal and after referring to the Town's copy of the Shoreline Protection Act which determined that this proposal does not conflict with this Act agreed that it should be presented to the voters.

2. Article XIV - Supplemental Regulations, add construction trailers as temporary dwellings to the temporary use of manufactured housing units. There was some discussion and the Board agreed that this should be presented to the voters.

3. Article II,B and Article V,A, Rezone as Highway Business District (HB) 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. After some discussion the Board agreed to that this should be presented to the voters.

4. Article II,B - Zoning Districts and V,A - Highway Business District, 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 (2000) west of the junction of Stacy Hill Road and River Road drawn parallel to the boundary 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 in 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. The Chair presented a map outlining this proposal and after some discussion the Board agreed that this should be presented to the voters.

Mike Oldershaw moved to post the proposed amendments and to schedule a public hearing for September 8, 1994 at 7:30 P.M. David Essex second. The vote: David Boule, yes; Michael Oldershaw, yes; David Essex, yes; Judith Pratt, yes. At the request of Chairman Pratt Mike Oldershaw agreed to chair this public hearing.

Letter from the Selectmen regarding the Board's interpretation of the intent of the Zoning Ordinance as it applies to setbacks on private rights-of-way. Selectman David Boule ex officio member of the Board presented the question which applies to lots on Wheeler's Cove Road, a private right-of-way to a number of lots on Franklin Pierce Lake. This right-of-way and lots were established some time ago before zoning was adopted by the Town of Antrim. It was noted that Wheeler's Cove Road is a private right-of-way which means that the property owners on Wheeler's Cove have a right to pass over this right-of-way to access their cottages, the actual ownership of the property involved still belongs to the owner of the abutting property the Geraldine A. Rabideau Trust. Considering these facts the Board agreed that the only setback that could be enforced on a private right-of-way under the present zoning is the sideline or rear lot line setback which is twenty (20) feet. The Chair suggested that any further questions be answered by the owners' attorneys.

Minutes July 7, 1994: David Essex moved to approve the minutes as presented. Mike Oldershaw second. So moved unanimously.

Notices:

NHMA Law Lecture series

NHMA Volunteer of the Year Award Nomination papers

The Board discussed problems with attendance and any action that could be taken.

Mike Oldershaw made the motion to adjourn. David Essex second. Meeting adjourned at 8:40 P.M.

Respectfully submitted,
Barbara Elia, Secretary