

Minutes of the Antrim Planning Board Meeting September 29, 1994

Present: Judith Pratt, Chairman; David Boule' ex officio; Michael Oldershaw; David Essex and Alternate Kenneth Akins sitting for Wayne DeKoning

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

Merle L. and Margaret Aborn and Richard A. and Crystal Patten Jr: Public Hearing concerning a Lot Line Adjustment/Annexation. Dennis McKenney presented the proposal which involves redrawing the lot line without making any change in area for either lot. The change adds frontage to lot #1577 and reduces the frontage of lot #475. The purpose of the adjustment is to improve the setback for the well and to make driveway access better. Michael Oldershaw moved to accept the application of Merle L. and Margaret Aborn and Richard A. and Crystal Patten Jr. for a Lot Line Adjustment/Annexation between two parcels located on Elm Avenue in the Rural District, tax map #7 lots #1577 and #475. Second David Essex. So moved unanimously. David Essex moved to Approve the application of Merle L. and Margaret Aborn and Richard A. and Crystal Patten Jr. for a Lot Line Adjustment/Annexation between two parcels located on Elm Avenue in the Rural District, tax map #7 lots #1577 and #475. Second Michael Oldershaw. The vote: Kenneth Akins, yes; David Boule', yes; David Essex, yes; Michael Oldershaw, yes. So moved unanimously.

Chairman Pratt reported on her conversation with Board Attorney Silas Little.

1. The Board cannot put anything to the voter unless it is at Town Meeting or a Special Town Meeting.
2. The Planning Board determines what goes on the ballot in matters of zoning.
3. Zoning changes cannot be discussed on the floor at Town Meeting. That is the purpose of the Public Hearing.
4. Posted Zoning Amendments can be rescinded by a vote of the Planning Board. If the posting is discontinued the Board must start over by holding public hearings to accommodate the time frame established by R.S.A.

Zoning Amendments: There was discussion of the process for rescinding the present posting of four questions to presented to the voter at the November General Election which Attorney Silas Little has determined to be illegal. These questions are as follows:

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.

2. Article XIV - Supplemental Regulations, add construction trailers as temporary dwellings to the temporary use of manufactured housing units.

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.

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.

There was discussion of item #3 as it pertains to Route 31 with a suggestion being made that sections of the road could be designated as Business District. There was further discussion of uses in this district and the ramifications of rescinding the proposed changes. Mike Oldershaw expressed the opinion that items 1 and 2 should stay posted. David Boule' questioned the effect of posting 1, 2, and 4, omitting the reference to 3 (Route 31). David Boule' moved to withdraw posting of questions 1, 2, 3, and 4; and to re-post questions 1, 2, and 4 numbering them 1, 2, and 3. These questions to be presented to the voters at Town Meeting in March. Kenneth Akins second. The vote: Kenneth Akins, yes; David Boule', yes; David Essex, yes; Michael Oldershaw, yes. So moved unanimously.

Traffic Survey Swiftwater Girl Scout Council: The Chair commented on the condition of the road and bridge; and informed the Board that she has observed a small school bus using the bridge. She also suggested that the Board request the Selectmen to provide the Board with written recommendations on the subject of the road and the bridge to enable them (the Board) to make an informed decision. Selectman David Boule' conveyed a request from the Selectmen for a meeting of the Selectmen, The Planning Board and the Planning Board Attorney Silas Little to discuss the road and the bridge. Chairman Pratt observed that the concerns

for the road and the bridge were raised by the Selectmen. There was further discussion of the Town's liability. Selectman Boule' stressed that the meeting should be held as soon as possible. Michael Oldershaw moved hold a meeting with the Selectmen and Planning Board Attorney on October 6 if the attorney can make it. If this should not be the case the meeting of October 6 will be canceled and the meeting with the Selectmen and Board Attorney Silas Little will be scheduled for October 13, 1994 at 7:30 P.M. David Boule' second. So voted unanimously. The Chair will contact Si Little and will notify the Board of the date of the meeting.

The Chair reported that Lou Caron of Caron Engineering, Concord, N.H. has been contacted to do the independent review of Tom Sommers' Technical Report for Camp Chenoa, as B. G. Miller is out of business.

Correspondence:

Memorandum for Robert G. Nichols of SWRPC relative to the Transportation Improvement Program.

Minutes September 15, 1994: David Boule' moved to accept the minutes as presented. Michael Oldershaw second. So moved unanimously.

David Essex made the motion to adjourn. David Boule' second. Meeting adjourned at 8:30 P.M.

Respectfully submitted,
Barbara Elia, Secretary