

Minutes of the Antrim Planning Board Meeting April 3, 1997

Present: Edwin Rowehl, Chairman; Michael Oldershaw; Carol Smith ex officio; David Essex; Kenneth Akins and Alternate A. Fred Anderson sitting for Hugh Giffin.

Chairman Rowehl called the meeting to order at 7:30 P.M. and introduced the Board as noted above.

Dennis & Kathryn Mayo concerning a public hearing for a Change of Use at 1 Elm Street at the corner of Route 202 tax map 1C lot 182 in the Village Business District. The applicant proposes to open a gift shop. The Chair confirmed that notices were sent to abutters all receipts returned and notice was published in the Monadnock Ledger on Thursday March 20, 1997. Dennis Mayo presented his proposal to operate a gift shop in the area that was formerly used as an antique shop. He stated that there will be no exterior changes. It was determined that there is an area for parking. There were no abutters present and no testimony against the proposal. Hearing no further discussion Mike Oldershaw moved the acceptance of the application of Dennis and Kathryn Mayo for a Site Plan Review for a Gift Shop at 1 Elm Street in the Village Business District tax map 1C lot 182. Second David Essex. The vote: Carol Smith, yes; David Essex, yes; Fred Anderson, yes; Ed Rowehl, yes; Mike Oldershaw, yes; Ken Akins, yes. So moved unanimously.

David Essex moved to approve the application of Dennis and Kathryn Mayo, Planning Board File No. 97002-SP for the Site Plan Review for a Gift Shop at 1 Elm Street in the Village Business District tax map 1C lot 182. Ken Akins second. The vote: Carol Smith, yes; David Essex, yes; Fred Anderson, yes; Ed Rowehl, yes; Mike Oldershaw, yes; Ken Akins, yes. So moved unanimously.

Charles A Lincoln concerning a public hearing for a Change of Use at 1057 Concord Street tax map 7 lot 94 in the Highway Business District. The applicant proposes to open a facility for small engine repair. The Chair confirmed that notices were sent to abutters all receipts returned and notice was published in the Monadnock Ledger March 20, 1997. Charles Lincoln presented the proposal which is to repair small engines and to sell new and used parts. When asked about the facilities for storing parts Lincoln testified that he had modified the barn adding a cement floor and installing a new furnace. He testified that there will be no waste fuel, as all gasoline and oil will be recycled. The Board agreed that the Fire Chief should inspect the facility because of the use of gasoline and oil. Mike Oldershaw spoke to the need for screening such as a stockade fence. Lincoln argued that he should be able to display his equipment for sale. Oldershaw stated that this equipment should only be displayed while the facility is open. Abutter Ken Boucher testified that a fence would be desirable and volunteered to assist the applicant. Lincoln raised the subject of a sign. The Board advised him that

he must make application to the Building Inspector. There was further discussion of setback requirements with reference being made to Article V, Section D. - Special Setback Provisions, page 27 of the Antrim Zoning Ordinance. Ken Akins moved the acceptance the application of Charles Lincoln for a Site Plan Review to operate a small engine repair shop at 1057 Concord Street in the Highway Business District tax map 7 lot 94. Second David Essex. The vote: Carol Smith, yes; David Essex, yes; Fred Anderson, yes; Ed Rowehl, yes; Mike Oldershaw, yes; Ken Akins, yes. So moved unanimously. Hearing no further discussion Mike Oldershaw moved to approve the application of Charles Lincoln, Planning Board File No. 97003-SP for a Site Plan Review for a small engine repair shop at 1057 Concord Street in the Highway Business District tax map 7 lot 94, provided that the following conditions are met.

1. Fire Chief's Approval
2. Building Inspector's Approval of the Site
3. A stockade fence or other means as needed to maintain appearance when the shop is closed.

Ken Akins second. The vote: Carol Smith, yes; David Essex, yes; Fred Anderson, yes; Ed Rowehl, yes; Mike Oldershaw, yes; Ken Akins, yes. So moved unanimously.

Federal Grant - Feasibility Study Aiken Building. Carol Smith presented a draft of the Town of Antrim Housing and Community Development Plan for the Board's Review. This plan will be part of the Application for the Federal Grant approved under Article 10 of the 1997 Town Warrant. The Board suggested that under 1997-1999 Action Items #3 "Farmers Home Administration" be deleted. There was additional discussion of the plans for the Aiken Building. Carol also informed the Board of a public meeting in regard to this grant scheduled for April 22 at 7:00 P.M.

Correspondence:

Wetlands Permit for a retaining wall Map 7A lot 54 Franklin Pierce Lake - Beverly Hall, 19 Hillside Drive; Lobdell Associates, Inc. an offer of Services; OSP a schedule for the Planning and Zoning Conference May 31, 1997 and Miscellaneous Publications. So noted.

Minutes February 20, 1997. No action taken a quorum was not present.

Minutes March 3, 1997. Ken Akins moved to accept the minutes as presented. Carol Smith second. So moved unanimously.

Mike Oldershaw moved to cancel the meeting scheduled for April 17, the next meeting to be held May 1, 1997 at 7:30 P.M. Ken Akins second. so moved unanimously.

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

Respectfully submitted,
Barbara Elia, Secretary

Town of Antrim
Housing and Community Development Plan

Introduction

Preparation and adoption of the Housing and Community Development Plan allow the Town of Antrim to become eligible for Community Development Block Grants (CDBG) administered by the NH Office of State Planning (OSP). According to the 1996 Population Estimates prepared by the NH OSP, the Town has a year round population of 2,372 persons. While rural in nature, the Town is within a sixty minute drive of larger communities in southern New Hampshire and northeastern Massachusetts. The Housing and Community Development Plan presented herein reviews the objectives of the current Antrim Master Plan. It is a matter of policy for the Town that involuntary displacement of households from their neighborhood shall be minimized, if it need occur at all. The Town desires to accommodate projected housing and community development activities within the context of its existing high quality of life.

The Antrim Board of Selectmen has prepared and adopted this initial Housing and Community Development Plan and will review and update it on an annual basis.

Housing and Community Development

Goal 1: Preserve the existing housing stock and implement measures to eliminate serious and immediate housing conditions affecting the health and welfare of Antrim residents.

Objectives:

1. Encourage activities to improve the Town's existing housing stock.
2. Encourage the provision of affordable housing for Low to Moderate income persons and families living and working in Antrim.
3. Work with agencies such as the Southwest Region Planning Commission (SRPC) to identify the Town's housing needs.

1997-99 Action Items

1. Review the Town's local land use regulations to ensure that they are consistent with the Town's Master Plan and the Housing and Community Development Plan.
2. Schedule a meeting with the Southwest Regional Planning Commission to review the Town's needs.
3. Investigate funding opportunities such as ~~Farmers Home Administration~~^{DELETE} and CDBG to encourage rehabilitation of existing housing stock in order to ensure quality affordable housing in Antrim.

Goal 2: Be receptive to activities and programs designed to improve the quality of life for Antrim residents.

Objectives:

1. Encourage activities to provide locally accessible health and education programs and services, especially those beneficial to Low and Moderate income persons and families living in Antrim.

2. Investigate funding opportunities to develop facilities to affordably house such programs and services in Antrim.

3. Work with organizations such as Families and Communities Together to develop and sustain such programs and services in Antrim.

1997-99 Action Items

1. Seek CDBG funds to study the feasibility of developing a family and community resource center in the Aiken House,

2. Based on funding for and results of a feasibility study, consider applying for CDBG funds to develop the Aiken House as such a center.

Economic Development

Goal: Encourage the expansion of existing businesses and the location of new businesses that are consistent with Antrim's existing environment, infrastructure and overall high quality of life.

Objectives:

1. Encourage the location of new businesses, commerce and industry.

2. Encourage the establishment of home industries and professional services.

3. Work with regional organizations to encourage planned and balanced economic development.

4. Update the Economic Development element of the Town's Comprehensive Plan.

1997-99 Action Items

1. Monitor the Town's local land use regulations to ensure that they allow appropriate opportunity for the establishment of home industries and professional services while still preserving the Town's high quality of life.

2. Work with SRPC, Monadnock Business Ventures and the NH Office of Tourism to identify business and recreational activities that are consistent with the Town's existing environment, infrastructure and quality of life.

Peter Moore, Chairman

Carol Smith

Philip Dwight

Board of Selectmen, Town of Antrim NH
Date Adopted: