

Minutes of the Antrim Planning Board Meeting October 16, 1997

Present: Chairman Edwin Rowehl; Hugh Giffin; Carol Smith ex officio; Michael Oldershaw; Kenneth Akins and Marion Noble.

Chairman Rowehl opened the meeting at 7:30 P.M. and had the Board introduce themselves, as noted above.

The Board reviewed the changes suggested at October 2 meeting for Article XIV, Section P of the Antrim Zoning Ordinance (Home Occupations or Home Based Business) and after much discussion agreed on the following wording:

HOME BASED BUSINESS

1. Conducted by at least one resident member of the immediate family provided, however, that the total number of on-premises full-time or full-time equivalent employees not exceed four (4).
2. Clearly secondary to the use of the dwelling for dwelling purposes.
3. Not change the residential character of the dwelling in any visible manner.
4. Not create objectionable noise, odor, vibration, smoke, dust, heat, glare, or unsightly conditions noticeable off the premises.
5. Not create interference with radio or television reception in the vicinity.
6. Not create a health or safety hazard.
7. Not show any exterior evidence of a home occupation or home-based business except for signs as permitted in this ordinance. Exterior storage of materials shall not be within the front, side or rear setback areas.
8. Provide off-street parking facilities for any employees and visitors, as provided in Article XV.
9. The total area devoted to the home occupation shall not exceed fifteen hundred (1500) square feet.
10. A Home Based Business shall not be a retail store.

ADD TO ARTICLE III - DEFINITIONS

RETAIL STORE - Any enterprise whose primary business is the retail sale of purchased merchandise which involves regular frequent visits by others.

The Board also discussed the deletion of "Home-Based Business" as a permitted use in the Village Business and Highway Business Districts. The consensus was that the listing is unnecessary as "Business" is permitted in these districts.

Manufactured Housing (Mobile Homes) and how they are presently permitted (by public hearing before the Zoning Board of Adjustment.) The Board indicated a desire to discuss the matter with the ZBA and requested a meeting. They also asked that the ZBA make some suggestions in writing. The Antrim ZBA will be holding another public hearing on such a use on 10/30/97 at 7:00 P.M.

Telecommunications Towers:

The Board reviewed an overview of the subject prepared by Marion Noble who has presented a summary of the draft model ordinance (Rockingham County) for the Board's consideration.

Correspondence:

SWRPC - Commission Quarterly Dinner Meeting 10/28/97 Annual
Dues are set at \$2611.00. No action taken.

ZBA - Public Hearings 10/30/97
Swiftwater Girl Scout Council - Signs
Richard Smolag/Bill Lang - Mobile Home, Jameson Av

NH Septage Haulers - Septage Disposal. No action taken.

Minutes October 2, 1997 - Hugh Giffin moved to accept the minutes as presented. Marion Noble second. So moved unanimously.

Hugh Giffin made the motion to adjourn. Carol Smith second.
Meeting adjourned at 9:30 P.M.

Respectfully submitted,
Barbara Elia, Secretary