

Minutes of the Antrim Planning Board Meeting November 11, 1997

Present: Chairman Edwin Rowehl; Michael Oldershaw; David Essex; Carol Smith ex officio and A. Fred Anderson, Alternate sitting for Kenneth Akins. Hugh Giffin arrived at 7:36 P.M.

Meeting called to order at 7:30 P.M. The Chairman introduced the Board as noted above.

James T. Dennison represented by Dennis McKenney concerning a public hearing for the three lot Subdivision/Annexation of a 101.98 acre parcel located on Mattheson Road in the Rural District. (Tax Map 4 Lot 14) 90 Acres to be Annexed to property now owned by A. Temple Bowen, Jr. Tax Map 4 Lot 13; lot I, 3.8 acres and Lot II, 8.2 acres. Notice of hearing was published in the Monadnock Ledger October 16, 1997 and notices mailed to abutters by certified mail all receipts returned. Inasmuch as, the application had been accepted at the October 2, 1997 meeting, the Board continued with the hearing. Dennis McKenney presented the proposal: The 90 Acre Conservation Easement to be annexed to Lot #4/13 with the remaining 12 acres into two lots #I - 3.8 acres and #II - 8.2 acres. The property has been perked and Subdivision Approval #SA1997000399 has been issued by the State of New Hampshire Department of Environmental Services. The Conservation Easement will remain in place. There were no abutters present and there was no further testimony for or against the proposal. Mike Oldershaw moved to approve the subdivision plan for the three lot Subdivision/Annexation of a 101.98 acre parcel located on Mattheson Road in the Rural District, Tax Map 4 Lot 14, Planning Board File #97007. 90 Acres to be Annexed to property now owned by A. Temple Bowen, Jr. Tax Map 4 Lot 13; lot I, 3.8 acres and Lot II, 8.2 acres. David Essex second. The vote: Mike Oldershaw, yes; Carol Smith, yes; A. Fred Anderson, yes; Hugh Giffin, yes; David Essex, yes and Ed Rowehl, yes. So moved unanimously. The plan was signed and dated by Chairman Edwin Rowehl.

Home Based Business - The Board reviewed proposed amendments to Article XIV, Section P, (Home Based Business) and Article III, Section 61 of the Antrim Zoning Ordinance agreeing on the following amendments and additions:

1. Now reads "Conducted solely by resident members of the immediate family provided, however, that not more than three (3) nonresidents may be employed and the total number of on-premises employees/workers not exceed six (6)."

Amend to read: "Conducted by at least one resident. The total number of on-premises full-time or full-time equivalent employees shall not exceed four (4)."

9. Now reads "The building may be enlarged by six hundred (600) square feet, or less, of additional floor area as long as it does not change the residential character of the

dwelling and the addition conforms to the architectural design of the residence."

Amend to read: "The total area devoted to the home occupation shall not exceed fifteen hundred (1500) square feet."

Add: 10. A Home Based Business shall not be a retail store.

and 11. Multiple businesses in a single dwelling shall be considered one business."

Amend Article III as follows:

#61. Home Occupation or Home Based Business now reads:
"Any use which is customarily or may properly be carried on entirely within a dwelling or other structure accessory to the dwelling by the owner thereof."

#61. Amend to read: "Any use which is customarily or may properly be carried on entirely within a dwelling or other structure accessory to the dwelling by the resident thereof."

add the Definition: "Retail Store - Any enterprise whose primary business is the retail sale of purchased merchandise which involves regular frequent visits by others.

The Board agreed that these changes should be reviewed by Attorney Silas Little before the final vote for advertising and posting.

Mike Oldershaw moved to accept the minutes of October 16, 1997 as presented. Hugh Giffin second. So moved unanimously.

Mike Oldershaw moved to cancel the meeting scheduled for 11/20/97. The next meeting to be 12/4/97. David Essex second. So moved unanimously.

The Board agreed to pay for the attendance of David Essex at the SWRPC quarterly meeting 10/28/97.

David Essex made the motion to adjourn. Carol Smith second. Meeting adjourned at 8:10 P.M.

Transcribed from notes taken by Carol Smith.

Barbara Elia, Secretary