

Minutes of the Antrim Planning Board Meeting May 6, 1999.

Present: Ed Rowehl, Chairman; Dave Essex; Spencer Garrett; Tom Mangieri; Denise Dargie ex Officio and Alternate Fred Anderson.

The Board met with Carol Olgilvie from Southwest Regional Planning Commission to discuss starting work on the Master Plan. The Board and Carol decided to hold work sessions on every fourth Thursday evening at 7:00 p.m. at the Antrim Town Hall.

David Essex provided Board Members with a Tentative Division of Labor, which is as follows:

1. Statement of Goals and Objectives – Planning Board
2. Population and Housing Analysis – Delay until after 2000 Census
3. Community Facilities Analysis – SWRPC (\$1500)
4. Transportation Analysis – SWRPC (\$1500)
5. Conservation & Preservation – Antrim Conservation Committee
6. Economic Development – Planning Board subcommittee
7. Construction Materials – SWRPC (\$1000) and /or Planning Board
8. Land Use – Existing and Future – SWRPC (\$3,500 maximum)
9. Maps – To be determined based on remaining budget; if the above prices include small maps (as in 1991 work) then the Board may decide not to order additional maps this year.

Carol Olgilvie stated that the maps are going to be the toughest part, it was suggested that maybe the Planning Board and Selectmen could jointly contribute to the cost of the maps. Carol will be checking with a firm out of Manchester to see what the cost would be to enlarge our maps.

David Essex asked Carol to go over for him and any new Board Members what a Master Plan is used for. Carol explained that a Master Plan has no legal standing it's more for guidance, she also stated that a Zoning Ordinance isn't legal without a Master Plan, through your Zoning Ordinance you are implementing your Master Plan. She stated that there are no real guidelines as to when and how often a Master Plan needs to be updated, although the water management portion needs to be updated every five years and this is done by a majority vote of Planning Board Members not at Town Meeting.

It was noted that the Conservation Commission is interested in the River Protection Plan and it was suggested that the Conservation Commission join the workshops as well.

Carol had suggested that the Master Plan be put into a three ring binder and that copies be provided for Public Officials, the Library and have a few copies available for the public to purchase.

A notice will be posted at the Antrim Post Office and at the Town Hall no less than 24 hours before each meeting. The first work session will be held on June 24 @ 7:00 p.m.

The public has a right to attend the work sessions, however they can not provide input they can only speak at the public hearing.

Carol stated that she is available to the Board for guidance with any part of the Master Plan, even if she's not working on that particular chapter/segment.

Carol will be providing to Dave some copies of other Town's Master Plans for the Board to view.

Dave Essex is hoping to have information regarding Economic Development at the June 24th work session.

The Board was made aware of the recent sale of 114 Concord Street. There is presently a Greenhouse/Flower Shop at this location the new owner will be selling antiques, the Board was asked if the new owner would need to go before them for a Minor Site Plan Review. It was the consensus of the Board that this was not a significant change and no Minor Site Plan Review would be needed.

Denise Dargie made a motion to approve the minutes of the April 15, 1999 meeting. Tom Mangieri second. Unanimously agreed.

Tom Mangieri made a motion to cancel the May 20th meeting. Dave Essex second. Unanimously agreed.

Dave Essex will contact Rod Zwirner regarding the June 24th Master Plan, work session.

Denise Dargie made a motion to adjourn. Tom Mangieri second. Unanimously agreed. Meeting adjourned at 8:45 p.m.

Respectfully submitted,
Sherry Miller, Secretary