

MINUTES OF PLANNING BOARD MEETING

MASTER PLAN PUBLIC HEARING

April 27, 2000

Planning Board members present:

Ed Rowehl, Chairman
Fred Anderson
Spencer Garrett
Tom Mangieri
Hugh Giffin

Planning Board members absent:

Denise Dargie
Eric Tenney, Ex-Officio
Bob Bethel

Public Attendees:

Mrs. Fred Anderson
Shelly Nelkens
Elsa Voelcker

Mr. Rowehl called the meeting to order at 7:05 PM. He designated Mr. Anderson to act as alternate for Mr. Bethel.

Mr. Rowehl stated that this was a public hearing to solicit comments and suggestions to the draft of the Master Plan relative to the future of Antrim; namely where do we want to go from here. He then introduced Ms. Carol Olgivie of the Southwest Regional Planning Commission (SWRPC). Ms. Olgivie explained that the current draft of the Master Plan was essentially an inventory of where things stood in the Town of Antrim at this time. She presented a complete copy of the plan for reference purposes and stated that she had prepared summary sheets for each chapter to facilitate the discussions. She also introduced two large scale maps showing current land use based on a two day windshield survey.

Ms. Nelkens asked what SWRPC was. Ms. Olgivie explained that it was a non profit organization to which the Town of Antrim belonged. Ms. Nelkens stated that she did not remember the location of industries in Town and asked if the map represented what is allowed. Ms. Olgivie answered that the map did not represent what is necessarily allowed but represented what was in use at the time the survey was done.

Mr. Rowehl asked Ms. Olgivie to present the Master Plan at which time she began her review. Ms. Nelkens asked what was the status of the Master Plan. Ms. Olgivie stated that it represents an inventory of what exists at this time. The next step would be to incorporate recommendations. Ms. Olgivie then presented the summary sheet for Community Facilities. Mr. Rowehl pointed out that the listing of highway equipment was not correct and that a more accurate list was on page 20 of the current annual Town Report. Ms. Olgivie stated that she had reviewed costs over a period of time and she did not identify any particular problems in this area.

She then presented the summary sheet for Construction Materials. She explained that the purpose of this section was to meet statutory requirements that Towns make available Roadfill, Topsoil, Sand & Gravel. The information on the maps was based on a 1984 County Soil Survey. Ms. Nelkens asked for clarification of who could excavate. Ms. Olgivie answered that the Zoning Board of Adjustment would grant a special exception and if they did not the party could appeal. Ms. Nelkens asked if a particular piece of property in town was being excavated. Ms. Voelcker asked if a permit had been issued for that property. Mr. Rowehl stated that they could find out by checking at the Selectman's office. Ms. Nelkens asked how many acres had to be set aside. Ms. Olgivie responded that there was no set amount, just what would be reasonable, an amount to be decided by the Planning Board. That would take place in the next phase of the Master Plan.

Ms. Olgivie then reviewed the summary sheet for Traffic and Transportation. She stated that she saw no significant problems or anything that was controversial. She did state that there would be an impact on Antrim when the Hillsborough bypass was completed. Ms. Nelkens asked what affect it would have. Ms. Olgivie replied that the bypass would reduce the commuting time to Concord which would result in making Antrim more appealing as a place to live because of the easier commute. Mr. Giffin indicated that Route 9 is a major east west conduit whereas Route 101 is not as desirable. That fact along with the recent state wide leveling of taxes would make Antrim more desirable. He further stated that there was not much that Antrim could do to control that. Ms. Nelkens stated that she felt we should control it. Ms. Olgivie said she had reviewed the matter with the Town Road Agent and The Police Chief and neither one felt there were any real problems. The Police Chief stated that most problems occurred on Route 9 but those were mostly due to speeding.

Ms. Nelkens referred back to the section on Construction Materials and asked if the lots listed for excavating were accurate. Ms. Olgivie replied that the information was obtained from the Town records.

Ms. Olgivie then presented the summary for Economic Analysis. She indicated that Mr. Dave Essex and the Economic group did most of the work to develop the plans and recommendations in this section. It would be up to the Planning Board to make decisions. Ms. Nelkens stated that the Town should be careful not to let business people promote the interest of business people, resulting in home owners paying higher taxes. Mr. Giffin responded that more business generally meant lower taxes. Ms. Nelkens responded that

Mr. Giffin's comment was complete nonsense and was misinformation put out by the business community. Mr. Rowehl interjected by asking that the disagreements be discontinued. He again stated that the purpose of the meeting was to solicit inputs. Ms. Nelkens asked for assurance that her comments were noted. The Secretary replied that her comments were noted in the minutes. Ms. Nelkens asked that they be read back which the Secretary did. Ms. Nelkens stated that they were a fair representation of her comments.

Ms. Olgivie then presented the large maps showing current land use. She noted that the maps indicated what was going on in town and were helpful to see if any particular pattern of usage existed. She felt the Planning Board should identify any legal non conforming use and that they should use the maps as a basis for making possible changes. Ms. Nelkens stated that neither the sharpening Barn on Elm Ave. nor the Old Mill on Gregg Lake Road was on the map. She also asked if wetlands were on the map. Ms. Olgivie answered that wetlands were not located on the map. Ms. Nelkens asked if the amount of wetlands was known. Ms. Olgivie said the details were in the chapter.

Ms. Olgivie then moved on to the last section, Assumptions, Goals and Objectives from the 1985 Master Plan. Ms. Nelkens asked how much land had been developed since the 1985 Master Plan. Ms. Olgivie replied that not much had. She then asked for comments on each of the items listed. The items were discussed and inputs were made by the Board members and members of the public. Following are a number of the more pertinent comments made:

Ms. Nelkens was against the Town water and sewer being extended north along Route 202

Ms. Nelkens objected to the Town developing a boat launch at the end of Franklin Pierce Lake. Ms. Voelcker also objected and suggested that one lake in town (Gregg Lake) should ban motorized boats and motorized boats be permitted only on the other lake (Franklin Pierce).

Mr. Giffin felt that Campbell Pond should be retained as an alternative water supply for the Town

Ms. Nelkens felt that the Town should still consider creating Town Forests

Mr. Mangieri would like to see an Antrim Land Trust established

Ms. Nelkens and Ms. Voelcker felt that the Town should create more recreational and sports facilities

Ms. Nelkens and Ms. Voelcker wanted to leave in the comment that Town garden plots be provided for the general populace

Ms. Nelkens and Ms. Voelcker felt cross country skiing should be facilitated by the Town but not snowmobiling

Ms. Nelkens suggested that the Town investigate covered bridges when bridges came up for repair or replacement

Ms. Olgivie will correlate all the comments and rewrite the section in time for the next Master Plan Work Section.

Mr. Mangieri asked the Chairman if the scheduled Public Meeting for Saturday April 29, 2000 could be conducted differently. He asked that Ms. Olgivie be allowed to present each section in its entirety and then a question and answer period be allowed pertaining to that section. Mr. Rowehl replied that such a procedure would be followed.

A motion to adjourn the meeting was made by Mr. Garrett, seconded by Mr. Anderson and unanimously passed by voice vote.

The meeting was adjourned at 9:05 PM.

Respectfully submitted,



Paul L. Vasques, Secretary
Antrim Planning Board