

MINUTES OF PLANNING BOARD MEETING

MASTER PLAN PUBLIC MEETING

April 29, 2000

Planning Board members present:

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

Planning Board members absent

Denise Dargie
Eric Tenney, Ex-Officio
Bob Bethel

Public Attendees:

Shelley Nelkens
Elsa Voelcker
Ben Pratt
Mr. & Mrs. Dave Penny
Mary Wardman

Chairman Rowehl opened the meeting at 9:05. He designated Mr. Anderson to sit as alternate to Mr. Bethel. He explained that this was a public meeting to obtain inputs on the proposed Master Plan for the Town of Antrim and that this meeting was a continuation of the April 27, 2000 public meeting. Mr. Rowehl described the summary sheets for each of the chapters and then introduced Ms. Carol Olgivie of the Southwest Regional Planning Commission.

Ms. Olgivie explained that the first four summary sheets represented a study of the inventory of what currently exists in the town. The fifth section pertained to Land Use and more work was needed on this section.

Ms. Olgivie then presented the section on Community Analysis. Following her presentation she asked if there were any questions. There were none.

Ms. Olgivie then presented the section on Construction Materials. She pointed out that Antrim has no regulations for excavations. The applicant would have to go to the Zoning Board of Adjustment for approval. Ms. Wardman suggested that geographical maps should be studied as well as any pertinent federal regulations. Ms. Olgivie explained that

there are several levels of regulation but generally the federal government is not involved in local regulations. Ms. Wardman asked how much investigation was done in preparing the Construction Material portion of the Master Plan. Ms. Olgivie explained that the areas were identified by the last County Soil Survey. The State requires that the locations be identified and their availability. Ms. Nelkens asked that if in the process of identifying locations of available sites was there any overlap on the maps. Ms. Olgivie replied that there could be some overlap. Ms. Nelkens said that there did not appear to be much top soil. She would like to see something in the Master Plan to protect top soil. Ms. Voelcker felt that an overlay on the maps should be done. Mr. Rowehl commented that there were indicators of where certain types of soil could be found. Ms. Nelkens said she would like to see the location of top soil noted on the maps. Ms. Nelkens then asked where she could go to find out about current permits. Mr. Mangieri advised her that she could go to the Town Hall business offices during working hours to find out if someone is operating without a permit. Mr. Penny added that anyone could go to the Selectmen's offices for anything.

Ms. Olgivie then presented the section on Traffic and Transportation. Ms. Nelkens asked if any traffic count had been done on N. Main St. which leads to the lumber yard and Goodell Road. She said that no attempt has been made to route Transfer Station traffic onto Route 202 except for a sign at the junction of N. Main and Route 31. She would like to see this matter studied. Ms. Wardman said she would like to see some protection of scenic roads. She felt that items such as trees, stone walls and fencing should go before the Planning Board. Ms. Olgivie explained that Scenic Road designation did not affect the rights of property owners. Mr. Nelkens asked if the Town can override State Regulations for Scenic Roads. Ms. Olgivie said they could. Ms. Nelkens asked that the regulations for Scenic Roads be clarified. Mr. Rowehl indicated that the Planning Board would find out what the State regulations are. Ms. Nelkens felt that Scenic Roads should be designated on the map. Mr. Rowehl said the board would make a note of it.

Ms. Olgivie then presented the section on Economic Analysis. Ms. Nelkens said that she would like to see the sidewalks restored to the way they were before the sewer and water system were installed. She felt that they are currently not safe and not walkable and many town Moms are unhappy. She felt that the appearance of sidewalks was a reflection of the Town's sense of esthetics. Mr. Rowehl explained that the matter of sidewalks was being addressed under the New Hampshire Charret plan and by the EDAC. Ms. Nelkens asked who she should talk to and Mr. Rowehl advised her to contact EDAC. Ms. Olgivie explained that the economic analysis was based on 1990 census data and that it needed to be upgraded with current data as it became available. Ms. Nelkens felt she would like to see less street lighting. Mr. Mangieri stated that matters of traffic and safety had to be taken into consideration as well as pedestrians. Ms. Nelkens replied that traffic did not need overhead lighting. Mr. Giffin stated that there are regulations in place governing lighting. Ms. Voelcker stated that in Newport, NH the crosswalks are green which seems to work better than white and the Board should consider it. Mr. Giffin felt that the best way to mark crosswalks was to paint them with reflective glass beads but he noted that they only lasted for about one year.

Ms. Olgivie then moved on to the Land Use Section. Mr. Penny stated that Barbara Black, a Fifth grade teacher at the Middle School had conducted a survey with students of all businesses in Town. He felt the study would be a good reference source. Ms. Wardman said that another class had done a study on local forests and parks. Mr. Penny pointed out that there was no longer an inn at Gregg Lake. Mr. Mangieri said that the EDAC was working on a directory of businesses in Town. Ms. Voelcker asked who is in charge of the EDAC. Ms. Wardman added that it was difficult to find any information on the Committee. Mr. Mangieri suggested that the Secretary could notify Ms. Wardman of the next Committee meeting by e-mail. Mr. Rowehl suggested that Ms. Wardman obtain a copy of the Town Annual Report. Mr. Anderson gave her one

Ms. Wardman said that protected lands were not shown on the map. She would like to see protected lands on an overlay. Mr. Rowehl mentioned Ms. Nelkens earlier suggestion to get blank maps and have people walk around town to develop an overlay. Ms. Wardman explained the value of overlays and said that some colleges have students doing that sort of work. Mr. Mangieri asked if Ms. Wardman would look into it to which she replied in the affirmative and said she would let the Board know. Ms. Nelkens asked for the definition of protected lands. Mr. Rowehl stated that it was those lands that had easements and were under the protection of the Conservation Commission. Ms. Nelkens felt that any more talk of the future was premature and that the Board should have more accurate information. She asked if there was a time constraint. Mr. Rowehl replied that there was no time constraint. Mr. Mangieri stated that accuracy is a variable quantity and that we may have to go ahead with what we have. Ms. Nelkens said that she would try to be back within a month with the information they had collected. Mr. Mangieri said that one month would be all right.

Ms. Olgivie said that the Board should continue to work on the Master Plan as the work to be done would not be site specific. Mr. Giffin felt that the Land Use maps were probably 5% accurate and sufficient for the Boards use. Ms. Olgivie said that the Southwest Regional Planning Commission was under contract and they had anticipated that the Master Plan would be completed by June, 2000. She said that they would review the comments made by the public; however, updated maps were not necessary to continue with the project. Ms. Nelkens asked when the Board meets. Ms. Olgivie said the next meeting would be the third Thursday of the month.

Ms. Voelcker stated that she would like to see an Antrim Land Trust incorporated into the Master Plan and would also like to see the expansion of tourism. Ms. Wardman asked what the goal of the Master Plan was. Ms. Olgivie stated that it was to support the Town in the development of ordinances. Mr. Giffin pointed out that the last major revision to the Town ordinances was six years ago. Ms. Wardman asked what the procedure would be. Ms. Olgivie explained that the Board would be holding more work sessions and then there would be another public meeting. Mr. Mangieri suggested that the Master Plan be updated after every census.

Ms. Olgivie then reviewed the Assumptions, Goals and Objectives from the 1985 Master Plan. Both Ms. Nelkens and Ms. Voelcker said they would like to promote more tourism

as part of the Master Plan. Mr. Rowehl pointed out that tourism is an economic goal and would come under the EDAC and that Ms. Nelkens and Ms. Voelcker should talk to them. Mr. Mangieri expressed concern that the Board prepares a comprehensive mission statement of the goals for the town. He suggested that Ms. Nelkens and Ms. Voelcker submit their suggestions in writing.

Mr. Rowehl then asked if there were any other comments to the Assumptions, Goals and Objectives of the 1985 Master Plan. Mr. Pratt said that there would be increased pressure for development over the next twenty years. Mr. Giffin pointed out that Sylvania is currently expanding. Ms. Nelkens felt that no more downtown parking was needed and that the statement should be dropped from the Master Plan. Mr. Giffin stated that the matter of parking is continually reviewed by the Board. Mr. Rowehl confirmed that the matter is reviewed by the Board from time to time. Ms. Nelkens said that she would like to see a statement under Open Space and Recreation which would protect wetlands. Mr. Mangieri asked Ms. Olgivie to clarify what the role of the State would be. Ms. Olgivie said the State has very stringent regulations regarding wetlands. Ms. Wardman felt the town should address the problem. She pointed out that the State would allow the replacement of wetlands. Mr. Giffin pointed out that the town's water supply was in Bennington and that the water flow is from south to north and we have no control over the supply. Ms. Wardman commented that wetlands do affect recreational areas such as Gregg Lake. Ms. Nelkens felt that the plan should take into consideration protecting the forestry.

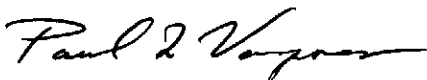
Mr. Rowehl stated that the discussion of what exists was concluded. He asked about input from the Conservation Commission. Mr. Mangieri said he had asked the Conservation Commission to prepare a section for the Master Plan. He was to receive something from Mr. Beblowski but was still waiting. He will follow up and have something ready by the fourth Thursday in May.

Ms. Olgivie said that she may not be able to attend the May meeting as she would be recovering from surgery. After some discussion it was suggested that the meeting on the fourth Thursday in May be cancelled. Mr. Rowehl said the subject would be put on the agenda for the May 4, 2000 meeting of the Board and a new date set for the next work session on the Master Plan.

There being no further discussion a motion to adjourn the meeting was made, seconded and unanimously approved by voice vote.

Mr. Rowehl adjourned the meeting at 11:15 AM.

Respectfully submitted,



Paul L. Vasques, Secretary
Antrim Planning Board