

ANTRIM PLANNING BOARD

September 26, 2000 Meeting

Public Hearing – Master Plan

Members present:

**Peter Beblowski
Bob Bethel,
Spencer Garrett
Tom Mangieri
Ed Rowehl
Fred Anderson**

Member absent

**Denise Dargie
Hugh Giffin
Eric Tenney**

Guest: Carol Ogilvie, Southwest Region Planning Commission

Public Attendees: Fifteen members of the public attended the meeting

Chairman Rowehl called the meeting to order at 7:04 PM. He announced that this was a Public Hearing to present the Policy, Goals and Objectives portion of the Master Plan. He explained that previous sections had been reviewed at Public Hearings held in April, 2000. Mr. Mangieri suggested that certain ground rules be adopted for conducting the meeting; namely that speakers be recognized and give their name for the record. Mr. Rowehl introduced the Board members and designated Mr. Beblowski as alternate to sit in for Ms. Dargie. Mr. Rowehl then introduced Ms. Ogilvie to provide background information of the development of the Master Plan. Ms. Ogilvie explained how various sections of the Plan had been reviewed with the public over the previous year. She suggested that the best way to proceed on the Policies, Goals and Objectives would be to read each of the statements and solicit comments from the public. Mr. Rowehl proceeded to do so.

Mr. Schmalz was concerned that the statement regarding "In-migration" encouraged it. He felt in-migration should be slowed down, perhaps by the limiting the issuance of building permits. Mr. Rowehl suggested that there might be legal complications to restricting building permits. Mr. Schmalz stated that Harrisville uses such a system. Mr. Essex explained that "in-migration" as used in the Master Plan was meant to explain that future growth would not be from Antrim's population growth but rather from without.

Mr. Rowehl asked Selectman Dwight if the Selectmen had investigated the shared purchasing of equipment and/or materials with other towns. Mr. Dwight stated that this has been looked into and will continue to be considered but the solution was not that simple as most towns need a specific piece of equipment at the same time.

Mr. Dwight suggested that the wording be changed to "explore" the possibility of a boat launch at the end of Pierce Lake Road. He also suggested that the old Route 9 road site on Pierce lake be

investigated. Mr. Mangieri suggested that the wording be changed to explore the possibility of a boat launch on Franklin Pierce Lake without naming a specific location. Mr. Vassall suggested that possibly the State would be interested in creating a launch facility and that possibility should be investigated.

Mr. Mangieri suggested that the wording be changed to "consider" installing granite curbing, trees and streetlights. Mr. Dwight agreed that the wording should be changed to "investigate". Mr. Essex explained that one advantage of placing utilities underground would be to facilitate snow removal. Mr. Vassall suggested that it might be cheaper to just move the poles across the street rather than to dig a trench. Mr. Rowehl indicated that the work would probably be done under the Plan Charrett.

Mr. Dwight asked what was meant by "the turnoff on the west side of Main Street". After some discussion it was agreed that the property in question was actually Goodell Park and should be so named in the Master Plan.

Ms. Voelcker felt there should be improvements to the town parking lot in front of the Video Store. Mr. Dwight clarified that a portion of the lot belonged to the Video store, another portion to the building opposite the video store and only the center portion of the lot was owned by the town. He felt that the best solution would be to sell off the town's portion to the adjacent land owners.

Mr. Mangieri suggested that wording be changed to "consider" the purchase of a snowplow for sidewalks. Mr. Prokop suggested that a statement to utilize resources would include labor as well as equipment.

Mr. Mangieri explained what was meant by "a pedestrian friendly downtown". Mr. Vassall suggested that better lighting and a place to sit down would provide a more pedestrian friendly downtown area. Ms. Voelcker felt that the signs in the crosswalks were helping and the police should be encourage to set them up when they are knocked down by traffic. Ms. Knowles felt that benches should be added to the downtown area. Mr. Essex stated that such specific items were part of Plan Charrette. Mr. Dwight asked to explain what was meant by "define the traffic flow from Summer Street through to Wayno's". Ms. Olgivie said she was not sure. Mr. Beblowski stated that it had to do with the one way portion of Summer Street up to the School area. Dave Essex said the statement was meant to imply all the downtown areas regarding traffic flow. Ms. Voelcker said there was a definite problem turning onto Main Street from Summer Street. Ms. Knowles felt the sidewalk statement in the Traffic and Transportation section was redundant. It was agreed to remove the statement.

Mr. Dwight felt that there was an inconsistency between the statements to upgrade roads and maintain roads. Mr. Prokop suggested that the wording be changed to maintenance and upgrading be done as necessary. Ms Olgivie explained that the wording was slightly different in different sections to meet different objectives.

Under the goals in the Economic Development section, Mr. Mangieri suggested changing "make" to "consider making town wide capital improvements". Ms. Voelcker asked why was it necessary to recognize telecommunication facilities. Ms. Olgivie explained that the Master Plan should recognize that they will play a role in the future. Mr. Prokop felt that telecommunication facilities should be bared from the center of town. Both Mr. Mangieri and Mr. Rowehl stated that the areas in which they would be allowed is being reconsidered. Ms. Knowles felt that the ordinance should be modified to protect the scenic character of the town. Ms. Block asked why the facilities

could not be included in the Village Business District. Mr. Rowehl said it was an oversight when the ordinance was drafted. Mr. Schmalz stated that telecommunications meant more than wireless facilities and that some businesses would not move into town without certain wireless facilities.

Mr. Vassall was concerned that the annual funding of EDAC did not have a specific amount. Mr. Essex explained that the EDAC did not have any plans to ask for any specific amounts of money but the town should be prepared to fund start up committees in the range of \$100.00 to \$500.00. Mr. Mangieri asked Mr. Essex to elaborate on the EDAC. Mr. Essex stated that its role was to improve the downtown area and attract Schmalz businesses. Mr. Mangieri then stated that the amount to be made available to EDAC would be approved at a town meeting.

Mr. Dwight felt that the statement to actively support public efforts to change the school tax formula in ways more favorable to Antrim be dropped. He felt it was a political statement and should not be in the Master Plan. Mr. Essex said that disparities in school funding did have an effect on businesses coming into town and that the school tax formula did affect the town's ability to be competitive. Mr. Mangieri suggested that the terminology to "reduce the tax rate" be inserted to make Antrim more competitive. Ms. Voelcker pointed out that the schools are currently overcrowded and she asked if the Board was planning for this. Mr. Dwight said he would get together with Mr. Essex and come up with appropriate wording for the Master Plan.

Mr. Mangieri felt we should "consider" the proposals in Plan Charrett rather than "prioritize" them. Mr. Essex felt that just considering them would put off implementation. Mr. Dwight pointed out that prioritizing the proposals did not mean funding them which would have to be voted on at a town meeting.

Mr. Dwight felt the statement regarding the Town Hall Renovation Committee be dropped as the committee had fulfilled its function and would not continue to function upon completion of the Town Hall renovation.

Mr. Essex pointed out that it was the Planning Boards responsibility to prepare and update the Capital Improvement Plan. Mr. Mangieri felt the wording to include public improvements recommended by the EDAC analysis be dropped. Mr. Mangieri asked where a municipal parking lot would be located. Mr. Dwight suggested that the wording be changed to explore and consider a municipal lot. Mr. Essex suggested that the wording to extend the water and sewer along Route 202 north of town be changed to "explore" rather than "extend". Mr. Dwight concurred with this change in wording. Mr. Mangieri felt that expansion north on Route 202 was not necessarily a good idea. Mr. Mach suggested investigating how parking may be improved downtown along Main Street. Ms. Knowles asked about the large lot behind T-Bird and Granite Bank. Mr. Vassall questioned the need for more parking as most down residents need only walk a block or so to all the establishments. Mr. Beblowski felt the plan should include wording to investigate possible parking improvements downtown. Mr. Dwight felt that the Planning Board should reconsider the ordinances for the Highway business district so that the town does not have a continuous line of business in these districts.

Brian H. asked if any consideration was being given to a greenbelt around Antrim. Ms. Knowles said that Greenfield was setting one up. Mr. Mangieri felt it was a good idea but wondered if there might be problems since the land is privately owned.

Mr. Mangieri felt that the wording for telecommunication facilities was in a positive sense and wondered if that should be in the Master Plan. Mr. Prokop felt that we should be receptive to telecommunication facilities but the character of the town and environment should be protected.

Mr. Essex asked what was meant by "collecting forest Land". Ms. Voelcker felt that the town should be aware of land that was being logged. Mr. Dwight said that the town did not receive advance notice of changes of ownership in land. Ms. Block felt that a statement should be included in the Plan that landowners practice good stewardship. Ms. Voelcker said she had heard that a person could be paid for not logging the land and felt this should be looked into. Mr. Beblowski felt that Historic districts should be added to the statement for the Land Trust. Ms. Knowles thought there was a state wide program for this type of trust and the Board should look into it. Mr. Dwight suggested that such a trust could be put on a warrant for the town meeting.

Ms. Block felt that "industry" in the Land Use section should be changed to "light industry". Mr. Schmalz expressed concern about too much subdivision. Mr. Prokop felt that the wording for wireless communication facilities should ensure the least possible environmental and visual impact. Ms. Block expressed concern about "sprawl" and concurred with Mr. Dwight's suggestion to reexamine the ordinances for the Highway Business district. Ms. Knowles asked if the old Antrim Center was protected as a historical district. Mr. Dwight felt there were no historical districts in Antrim. Mr. Beblowski felt there were but that they had not been enacted as a legal entity.

Mr. Rowehl asked if there were any more questions. Mr. Dwight asked what the future plans were for the Master Plan. He stated that there were numerous statistical errors. He urged all the Planning Board members to read the entire Plan in detail. Mr. Dwight had prepared a list of corrections which he left with the Secretary who conveyed them to Ms. Olgivie to incorporate into a rewrite of the plan.

Mr. Rowehl stated that one more section, Conservation and Preservation, remained to be reviewed and another public hearing would be held. Ms. Voelcker suggested a copy of the Plan be made available at the library before the next public hearing.

Mr. Rowehl adjourned the meeting at 9:49 PM.

Respectfully submitted,



Paul L. Vasques, Secretary
Antrim Planning Board.