

Minutes of the Antrim Planning Board Meeting Jan. 6, 2000

Present: Chairman Ed Rowehl, Bob Bethel, Denise Dargie, David Essex, Spencer Garrett, Hugh Giffin, Tom Mangieri.

Rowehl opened the meeting at 7:05 p.m. He reminded the board that elections are coming up in March. Essex reiterated that he does not intend to run for reelection. There was some discussion about options for staying involved with the board. Rowehl asked board members to look for people who will sign up during the Jan. 25 - Feb. 4 filing period.

Rowehl reminded board members that a Master Plan work session is scheduled for Jan. 27. Rowehl advised looking for conflicts between the zoning regulations and the Master Plan, as the latter is sometimes used during litigation as support for Planning Board decisions. Mangieri reminded the board that Carol Ogilvy of Southwest Region Planning Commission will be on vacation when the February meeting would have been held.

In the absence of board clerk Sherry Miller (due to injury), the board was unable to locate printed copies of the previous meeting's minutes for examination by members who could not receive them in e-mail, so approval of the minutes was tabled until the next meeting.

Rowehl opened correspondence from PlanNH and the American Planning Association.

At 7:30, Rowehl opened the re-zoning hearing, saying the change had been posted at Town Hall on Dec. 8 and was in effect from that time. Essex read the notice published in the newspaper, which stated: "Delete Article IV, B 1 v. in the Antrim Zoning Ordinance, thus removing item v., 'Mini-warehouse/storage facilities' from the list of principal permitted uses in Article IV, Village Business District." Peter Beblowski asked ex-officio member Denise Dargie why the Selectmen had suggested the proposal. Dargie said there were inquiries about putting such a facility on Main Street and the Selectmen felt it would not be consistent with the character of the downtown. Rowehl elaborated on that point. Giffin said the existing retail uses on Main Street encourage the interaction of townspeople, a benefit that mini-storage would not provide. Boyd Quackenbush agreed, adding mini-storage takes up excessive space and crowds out possible retail uses.

Essex pointed out that the Selectmen and others had suggested looking at other incompatible uses that might be deleted, especially large warehouses. Giffin said warehousing is one of the possible uses for the Goodell mill buildings, so it should be kept as a permitted use. Essex said many planning experts advise against allowing gas stations in a compact village area, an issue that came up during Greenfield's PlanNH ~~charrette~~ a couple of years ago. Giffin said the two gas stations in downtown Antrim had been there a long time and that it can be good to have two stations competing.

Giffin moved the zoning change as written, saying it doesn't mean no one could ever build mini-storage, only that it was not listed as a permitted use. Essex disagreed, saying he had heard legal discussions stating that uses not listed as permitted are therefore prohibited. Giffin said the issue was open to interpretation by the board and is analogous

to liberal and conservation interpretations of the Constitution. The zoning change was approved unanimously on a voice vote.

The board stepped down shortly before 8 p.m. to make way for the Zoning Board of Adjustment's hearing on a variance for Donald Knapton's eight-lot subdivision on Pierce Lake Road.

At around 8:25, the board reconvened its meeting to hold a public hearing on the Knapton project, which is considered a major subdivision. Rowehl explained to the public the procedure for a subdivision hearing. Giffin asked Peter Mellen, who was representing Knapton, whether he had done the recalculation of flowage lines that Giffin requested during a previous, conceptual meeting, and Mellen said yes. Mellen described the overall plan to everyone, saying the shared driveway scheme was chosen to minimize driveway cuts on the road. Abutter Chris Rawnsley said the current road has only about 10 homes on it and the density of the proposed subdivision is not consistent with the existing density. Abutter Phil Wilson said a family of loons lives near his property, and asked Mellen how many feet back from the shoreline the houses would be. Mellen said the town requires a 100-foot setback, which is farther back than most of the existing camps. Rawnsley asked about other protections. Mellen replied the state's Shoreland Protection Act requires a certain amount of greenspace to be maintained.

Cynthia Crockett, who lives with Rawnsley at 55 Pierce Lake Road, said abutter Dugas might not have been properly notified. Donald Mellen said the records indicate they were. Crockett said the subdivision impacts the rural nature of the area and that the road has become a "speedway" since it was paved. Peter Mellen said the developer, Donald Knapton, also has a home on the lake.

Rowehl said the board needs more information, and the Conservation Commission must be included in any inspection of the site. Rowehl asked board members if they want another engineer to review the site, but no decision was reached. Crockett asked if the site could be further subdivided, and Peter Mellen answered no. She requested that the developer consider reducing the number of homes by half.

The on-site view was scheduled for Saturday, Jan. 22 at 10 a.m. across from the white house with several realtors' signs. Rowehl continued the subdivision hearing until Feb. 3 at 7:30 p.m.

Respectfully submitted,
David Essex, member