

ANTRIM PLANNING BOARD

Minutes of the May 1, 2003 meeting

Members present:

Fred Anderson	Bob Bethel	Scott Burnside
Jen Cunningham	Spencer Garrett	Mike Oldershaw
Craig Oshkello	Ed Rowehl	Dan Valley

Members absent:

Tom Mangieri	Mike Genest
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Public attendee:

Mr. Penny, Selectman representing Mr. Genest

Chairman Rowehl opened the meeting at 7:00 PM by acknowledging Mr. Penny as the ex-officio member from the Selectmen's office in lieu of Mr. Genest and he appointed Mr. Oldershaw to sit for Mr. Mangieri who was absent. Mr. Burnside seconded a motion made by Mr. Oldershaw to accept the minutes of the April 17, 2003 meeting as corrected. The motion passed.

The Secretary then reviewed the following correspondence with the Board: A memo indicating that on November 6, 1990, the Town approved a zoning ordinance ballot item which established Article XIII "Institutional District" by a vote of 414 to 389. For some unexplained reason the new ordinance was not incorporated into the Zoning Manual. The Secretary will include the article in the new zoning manual currently being revised. A new matrix of permitted uses and uses permitted by special exception by district which includes the Institutional District, copies of the 4/25/03 Zoning Bulletin, notice of a public hearing for PWSF in Fitzwilliam and documentation from the recent Planning and Zoning conference. The members were informed that the NH Office of State Planning had provided a CD-ROM entitled "Achieving Smart Growth in NH".

Mr. Garrett had nothing to report from the US 202 Corridor Study Advisory Committee. Reports on the Capital Improvement Plan and Excavation sites are scheduled for the May 15th meeting.

The members reviewed a list of ordinance changes agreed upon to date and there was some discussion as to whether or not to have a public hearing in the summer. Mr. Oldershaw felt that one should be held before the school year was over.

The Board reviewed a proposed definition of Duplex apartments. Mr. Penny pointed out that what was being proposed were actually regulations and not a definition. He felt that the current definition of Duplex (Two Family) in the manual was sufficient. Considerable discussion ensued regarding whether there should be separate or single utilities, single or separate ownership, lot size requirements and districts in which to permit duplex housing. No conclusions were made and the Secretary was instructed to research the matter further.

The Board then considered the matter of Condominiums and Cluster Housing which are listed together as one use in the manual. The consensus was that the two uses should be separate categories. Mr. Penny noted that the definition of Condominium in the manual was actually a legal definition and did not pertain to the physical structure. He felt the physical nature of a condominium was covered in the definition of Multi Family; therefore "Condominium" could be dropped as a use.

Members reviewed the districts in which Cluster Housing, Duplexes and Multi Family dwellings are permitted. The Board considered if Cluster Housing should be permitted in the Rural Conservation District by Special Exception; if duplexes should be a permitted use in all districts or by special exception in some districts; and if Multi Family (apartment houses) should be permitted in the Rural Conservation District. The Board members felt that the above questions were intertwined with resolving the regulations which govern duplexes and in which districts to allow the various types of dwellings. The Secretary was to explore ordinances from other towns, and resubmit definitions, regulations, lot requirements and uses by districts for consideration.

Town counsel had suggested that the Board consider RSA 674.16 which permits aircraft take off and landings on private property. Apparently a problem existed in the Lake Sunapee area because a resident commuted to his home on the lake by helicopter. The Board felt that this was not an issue at this time and other matters were of more importance.

Town Council also recommended that the procedure for filing an appeal to the Zoning Board of Adjustment be taken within a definite number of days. Following a brief discussion Mr. Burnside moved to adopt the following revision to Article XXI.A.1

Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, board, or bureau of the municipality affected by any decision of the administrative officer. Such appeal shall be taken within ~~a reasonable time~~ 30 days as provided by the rules of the Board, by filing with the officer from whom the appeal is taken and with the Board a notice of appeal specifying the grounds thereof. The Board of Adjustment may, at its discretion, waive the 30-day time limit. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

The motion was seconded by Mr. Anderson and unanimously passed

Mr. Oshkello announced that he was resigning as he would be moving out of town and this evening would be his last meeting. The board thanked him for his services and wished him well. The Secretary advised the Board that Mr. Beblowski had expressed an interest in serving on the Board should there be an opening. Mr. Anderson made a motion to invite Mr. Beblowski to appear before the Board to consider appointment as an alternate. The motion was seconded by Mr. Oldershaw and passed.

Mr. Penny informed the members that Mr. Tamposi had acquired a right of way across the Zimmerman/Weston property. Access to the Tamposi property (which consists of approximately 200 acres) would be in Hancock. Mr. Valley notified the Board that a subdivision application would be submitted by Mr. Wayno Olson.

Mr. Penny moved that the meeting be adjourned. The motion was seconded by Mr. Anderson and passed. Chairman Rowehl adjourned the meeting at 8:45 PM

Respectfully submitted,

Paul L. Vasques, Secretary
Antrim Planning Board