

## ANTRIM PLANNING BOARD

Minutes of the May 15, 2003 meeting

Members present:

Bob Bethel	Scott Burnside	Spencer Garrett
Mike Genest	Mike Oldershaw	Ed Rowehl

Members absent:

Fred Anderson	Jen Cunningham	Tom Mangieri
Dan Valley		

Public attendee: None

Chairman Rowehl convened the meeting at 7:05 PM by appointing Mr. Oldershaw to sit for Mr. Anderson. The first order of business was to hear a report from Mr. Parsons, the Building Inspector, regarding a visit to the Chauncy Excavation Site.

On May 14, 2003 he met with Mr. Burnside, the operator of the site and with Board members Mr. Oldershaw and Mr. Rowehl. Mr. Parsons indicated that it may be impossible to get elevation plans showing the sites condition when it was opened since such plans had not been made. He felt such elevation plans could be required as part of the permitting process for any new excavation sites to be opened. He said that as part of the permitting process the Board would also require a reclamation plan showing elevations. Mr. Parsons referred to some pertinent points in RSA 155-E, the fact that as of March 10, 2003 a Federal storm water permit was required if one or more acres is disturbed and then queried the Board on what waivers to the regulation may be granted. After some discussion Mr. Parsons was instructed to work with Mr. Burnside to review the Permit Application form and the checklists for Operating Procedures and Reclamation to see if they were designed in accordance with Antrim's Excavation Site Regulation adopted in 1992 or whether or not changes would be required. Mr. Parsons was also advised that the Board would not grant blanket waivers to the Regulation prior to receipt of any application or review of any checklist. The granting of waivers (if any) would be part of permitting and review process. Mr. Parsons felt that the review of the Chauncy site could be completed within the next two weeks. Mr. Parsons stated that the next item would be the Zimmerman/Weston site. It was agreed that Mr. Parsons would make arrangements with Zimmerman/Weston for he and some of the Board members to visit the site. Zimmerman/Weston would then be required to file a reclamation plan following such a visit.

Mr. Parsons then advised the Board that a number of trailers (those type normally referred to as 18-wheelers) were being used around town as storage sheds. His concern was that there was no ordinance controlling their placement or use. Following some discussion the Secretary was instructed to research the matter, obtain information from surrounding towns and, if the need exists, propose a possible ordinance to be reviewed by the Board.

Mr. Oldershaw moved that the minutes of the May 1, 2003 meeting be approved as corrected. The motion was seconded by Mr. Garrett and passed. The Secretary presented a letter of transmittal from Peter Mellen regarding a survey of the Bagley Pond Corporation and correspondence from LCHIP requesting help from the legislative body. Mr. Garrett indicated that there would be nothing new to report on the US 202 Corridor Study as the study was complete. He did indicate that he planned to have the Board review the video entitled "Access Management".

The Board then reviewed the Capital Improvement Plan submitted by the Board of Selectmen. There was general disappointment regarding the supporting documentation submitted with the plan. Members felt that the plan as submitted could not be adopted. The Secretary was instructed

to research the development of Capital Improvement Plans in other towns. Based on his report the Board would develop a procedure to obtain information from department heads that would result in a viable Plan. The Secretary was also instructed to review the Town Budgets for the past twenty years to establish a trend for capital expenditures.

The Building Inspector was instructed to see if Mr. Dugre would have his septic system installed by July 1, 2003 as required in the Planning Board letter dated February 10, 2003. Mr. Parsons was also told to determine the handling of waste oil and wastewater at the facility.

The Board continued their review of an ordinance to cover duplex dwellings. Following a lengthy discussion the members felt that the duplex should be owner occupied to prevent absentee landlords. Also, there should be only one curb cut serving the duplex for safety considerations. Members felt that a single septic system (approved by the State) would be acceptable. The Secretary is to develop a list of Supplemental Regulations for the Board to review at their next meeting. The Board then dealt with the matter of lot sizes for duplexes in the various districts. The consensus was that they should be half again as large as the lot requirements for a single-family dwelling. The Secretary will draft an amendment to the Ordinance to reflect this. The Board then concurred that "Condominiums" and "Cluster Housing" should be treated as two separate uses rather than a single use as they now were. They also felt that the following changes should be made in uses by district.

1. Duplexes would be allowed in the Lakefront Residential District by Special Exception only rather than as a permitted use which now exists
2. Duplexes would not be allowed in the Rural Conservation District as they currently are
3. Condominiums would be allowed in the Rural District by Special Exception only where they currently are not allowed
4. Cluster Housing would be allowed in the Rural District by Special Exception only where they currently are not allowed
5. Multifamily Dwellings would not be allowed in the Rural or Rural Conservation Districts as they currently are
6. Multifamily Dwellings would only be permitted on the Public Water and Sewer system which restricts them to the Village Business, Highway Business and Residential Districts

The Secretary will prepare the proposed changes in the proper format for the Board to review at their next meeting.

Mr. Oldershaw made a motion to cancel the July 3, 2003 meeting which was seconded by Mr. Garrett and passed. Mr. Burnside moved that the meeting be adjourned. The motion was seconded by Mr. Bethel and passed. Mr. Rowehl adjourned the meeting at 8:45 PM.

Respectfully submitted,

Paul L. Vasques, Secretary  
Antrim Planning Board