

ANTRIM PLANNING BOARD

Minutes of the December 4, 2003 meeting

Members present:

Fred Anderson
Spencer Garrett
Dan Valley

Bob Bethel
Mike Oldershaw

Scott Burnside
Ed Rowehl

Members absent:

Jen Cunningham

Tom Mangieri

Public Attendees:

Ron Haggett
Ben Pratt
Pat Webber

Peter Moore
Seth Chatfield, Peterborough Transcript

Peter Beblowski

Chairman Rowehl opened the meeting at 7:00 PM by declaring a public hearing on proposed changes to the Zoning Ordinances and Subdivision and Site Plan Review Regulations. He explained that if no substantial changes were to be made to either the ordinances or regulations, the changes to the regulations could be adopted at the next meeting of the Board and changes to the ordinances would be placed as ballot items at the Annual meeting in March of 2004. If substantial changes are to be made to either the regulations or the ordinances, a second public hearing would be held. He stated that the purpose of this meeting would be to hear comments from the public which would then be taken under advisement by the Board. He then invited comments to each of the proposed changes.

Subdivision & Site Plan Review Regulations

1. Addition of a requirement to have wetlands be delineated by a "Wetland Scientist"

Mr. Beblowski suggested that wording be added to permit wetlands to be delineated by a soil scientist as well as a wetland scientist. He also felt that the requirement for such delineation be a mandatory requirement for both major and minor subdivisions and not at the discretion of the Planning Board. He felt that this was important in view of the letter received from the Hillsboro Conservation Commission which stated that they will no longer be conducting soil surveys.

2. Amend paragraph H.12 to provide for the latest version of NH Standards for Road & Bridge Construction

Mr. Beblowski suggested that wording be changed to reference the 2002 DOT specifications for road and bridge construction.

3. Requirements for the condition of roads before acceptance by the town

Mr. Beblowski suggested changes in the wording for the acceptance of a road by the town stipulating that the road not only meets Class V specifications but can also exceed Class V specification.

Zoning Ordinances

4. Redefinition of “Conversion Apartment”

Mr. Beblowski felt that the definition of conversion apartments should specify that the property owner should reside on the property on a full time basis.

5. Amend Article XIII, Special Exceptions for Conversion Apartments

No comments were received

6. Definition of “Auxiliary Living Unit”

Mr. Moore suggested that a definition of “caregiver” be included in the ordinance.

7. Permit Auxiliary Living Units as a Special Exception in the Lakefront Residential and Rural Conservation Districts

No comments were received

8. Addition to Article XIII Special Exceptions for Auxiliary Living Units

Mr. Beblowski noted that in some instances, reference was made to “Auxiliary” living units and in other instances to “Accessory” living units and suggested that the wording be consistent.

9. Change “reasonable time” for an appeal to the ZBA to “30 days”

Mr. Haggett suggested that perhaps more than 30 days should be allowed for an appeal.

10. Establish 130,000 sq. ft. lot requirement for duplexes in Lakefront Residential District

No comments were received

11. Change permitted uses and uses permitted by special exception in various districts

Mr. Moore asked for a clarification of cluster housing. The secretary read portions of the requirements for cluster housing from the ordinances. Mr. Beblowski asked if consideration was given to the affect on taxes by the redistricting of uses. He was advised that the primary consideration for the redistricting was land utilization and not taxation.

12. Permit multifamily dwellings only on municipal water & sewer

No comments were received

13. Addition to Article XIII, Supplemental Regulations for Duplex Homes

Mr. Pratt was concerned that under the current regulations he would not be permitted to build a new home with an apartment in it unless it matched the definition of a duplex. He felt that his only recourse would be to apply to the Zoning Board for a variance.

There being no further discussion, Mr. Moore complimented the Board on their “visionary” approach to the ordinances and regulations. Mr. Rowehl invited the attendees to present any thoughts they had regarding changes to regulations and ordinances to the Board throughout the year and he concluded the public hearing at 7:45 PM.

Mr. Garrett made a motion to accept the minutes of the November 6, 2004 meeting as corrected. Mr. Oldershaw seconded the motion which was passed. Mr. Oldershaw made a motion to accept the minutes of the November 20, 2004 meeting as corrected. Mr. Burnside seconded the motion which was passed. The secretary reviewed correspondence regarding Mr. Harriman’s excavation sites on Elm Ave. and Pleasant St., Code violations by Mr. Wenkus and Mr. Morton and a letter from SWRPC regarding a conservation plan for the Ashuelot Watershed.

The Board felt that they should accept Mr. Booth’s contention stated in his letter dated December 3, 2004 that he will no longer provide retail sales at Long Trail Farms; consequently it would not be necessary for him to apply to the Planning Board for a minor site plan review based on a change of use.

Mr. Bethel moved that the meeting be adjourned. Mr. Anderson seconded the motion which was passed. Mr. Rowehl adjourned the meeting at 8:30 PM.

Respectfully submitted,

Paul L. Vasques, Secretary
Antrim Planning Board