

Monday, December 19, 1988. Present: Rachel Reinstein, Chairman, Edwin F. Rowehl, William Suydam, Jr., Madeleine Henley, Administrative Assistant, Art Stenberg, Zoning Inspector, Elizabeth M. Shaw, Secretary/Bookkeeper.

Meeting called to order at 7:30 PM.

Selectmen reviewed the week's mail.

Intent to cut: Mulhall lot 1503, and Forester, lot 464 were signed.

Steel Bridge from Bennington to Antrim was discussed. Selectmen see no benefit to the Town of Antrim. There is a half a mile of road in Antrim which would have to be upgraded.

Contract for the auditors for the year 1988 was signed.

The Great Brook Project was granted an extension of the dredge and fill permit. Rachel signed the extension.

An estimate was received for the alarm system for the Town buildings.

Art Stenberg gave his report on #88009, Mondadnock Worksource. Proposed building is partially on lot 360. An automatic annexation took place since the existing building is on the lot 360 by about one foot, although the main building was to be on lot 361. Madeleine Henley will check to see if the annexation is automatic. This property will be flagged for the assessors.

Art took permit # 880013, Ali Oglu to verify dimensions.

The Sullivan and LaRoach permit # 88012 was disqualified due to lack of square footage for a duplex.

Executive session was requested for discussion with the Health & Welfare officer, Jane Hill. A case was discussed as assistance was requested for rent from the Town.

Dave Cutter and Lloyd Henderson reported Mr. Cutter's plans for the Hyland property. Six units, in three bldgs. 18 units in rear with commercial building out front. Will try to reuse the columns and use a portion of what is there. The new construction will be smaller frontage while larger in depth. A proposed post office will be in a part of the plan. Nothing will be received from the Post Office until something is guaranteed by the Town. Possible bank with office space on second floor. The Post Office would be a separate building. Mr. Cutter

believes the area to be used for business (Buildings, parking etc.) meets the 40% requirement, and there remains enough area for 18 dwelling units and 10,000 sq. ft. per unit. Mr. Cutter will be buying the adjoining property which will make a 4.65 acre. Mr. Cutter has spoken to Mr. Tenney regarding an easement on Town property to join up with the sewer. Mr. Cutter believes he can use 40% of the land for commercial while using 18000 sq. footage for the living units.

Mr. Cutter wants assistance with the density. Mr. Cutter believes he will require a sub-division in order to have the condos and the commercial buildings on the property. He does not have the amount of property required for the proposed project.

Selectmen informed Mr. Cutter they do not have the authority to give permission on this. The Planning Board would have a say in this. The zoning regulations call for not exceeding six units on a site with 10,000 square feet per unit.

The frontage requirements can not be met unless a road is built. Mr. Cutter is willing to build a road to Town specs while retaining the road in order to have the required road frontage.

Mr. Suydam mentioned the problem with the removal of the building. Mr. Henderson is present in order to see what will be allowed. Mr. Henderson said it is possible to start removal of the old building tomorrow if conditions were favorable tonight.

Mr. Henderson said he had spoken to Phil and was under the understanding the regulations did not mean only one six unit dwelling was to be allowed on a property.

Lloyd discussed the changes in the zoning regulations. Ed Rowehl is not sure that much attention was paid by the planning board as to the wording being six units on "a site". Madeleine called Phil and it was suggested that the commercial building and parking footage be figured and work your way back to see what is left for residential buildings.

Mr. Cutter is looking for a quick solution without going from board to board.

The Post Office has reported having another location in mind if they can not get space on the Hyland property.

Even with a road built to spec, there would not be enough frontage. Mr. Suydam believes the Selectmen can allow the granting of a permit since there is enough space.

Any road would belong to an association and be maintained by those owning the condos.

Lloyd asked who prepared the amendments, Phil Dwight. The Planning Board did discuss the number of conversion apartments which would be

allowed on a property.

Mr. Cutter sees the next step as being a meeting with the Planning Board to sub-divide the property. Lloyd suggests using some of the existing building as a ROW. There is a question of being too close to the residence on the side of the proposed PO building, ie the bad girls home may not be over 100 feet distance. Ed Rowehl finds where only 50 foot side yard is required.

Mr. Cutter will leave the plans with the S'men so that they may review them and try to come to some conclusion.

Mr. Cutter asks about the Bradford Brown property is there any chance of getting a fourth unit in there? Ed says if you were going to put another apartment in there, you would need to fulfill the conversion apartment requirements, which are not more than 3 units.

Mr. Henderson asks how to go about getting the zoning ordinance changed. Was told to bring it up at the Public Hearing.

The previous ordinance reads the same as the current Art IV C1c3 except for the limit of 6 units. 9:50 Mr. Cutter leaves.

S'men review the Hyland demolition bids, they range from a low of \$16,000 to \$84,479, with a mid way bid of \$27,800. Bill Suydam asks Lloyd to explain what the story is with the Hyland property demolition. Lloyd says he is going to talk to Hylands about the chance of the Cutter sales agreement going through. The Hylands will demolish the bldg when they have assurance that Cutter's plans will be ok'd. But not until. If Cutter's plans don't look to get approved, Hylands will suspend any plans to demolish the bldg. Bill says he has a problem with leaving the building intact on the off chance that a future buyer will want to refurbish the building. Lloyd says he disagrees, that since we are using the wrong RSA and that if we accept a bid he'll see us in Court. Again, Lloyd reiterates, he is worried about the 6 unit limit clause. He restates that he cannot say when the bldg will come down. If he had more faith in the zoning process as practiced in Antrim, he would tell Hyland to go ahead, but given that he can't tell what the Planning Board will do, he advise Hyland to demolish.

Lloyd asks that he be present when the bids are reviewed, the S'men agree to look at the bids now.

After review: Rachel says she has reservations, Bill says he feels the low bid is so low as to be a throw-out. The bids are announced out loud so that the media can have them. The bids will be taken under review.

Lloyd says he will try to get some consensus of the opinion of the Planning Board members as to the 6 unit limit, and hopefully get started on

the demolition before the S'men can come to a conclusion on the bids.

Bill explains his opinion that if the # of units can be legally agreed on, he would approve Cutter plans.

There is some discussion about the proposed series of events, Lloyd will attend the next S'men meeting.

The S'men discussed the appointment of Fire Chief and Assistant Fire Chief and Fire Warden and Assistant Fire Warden. Bill moved to appoint Mike Beauchamp and Barry Frosch respectively. so moved, unanimous.

Rachel suggests the S'men talk to David Essex about appointment to Planning Board. Second by Ed Rowehl David Butler has moved out of town, which takes him off the board. Currently, the Planning Board has one vacancy (regular) and two vacancies (alternate).

Estimate has been quoted on the Fire and Burglary Alarms for Town Buildings, a written estimate will be submitted if the S'men say go ahead. The quote was in the vicinity of \$10,000. That will include Town Hall, Police Station, Town Barn, S&W Plant, both Fire Stations. the S'men say send the written info. Hank has asked that he and Chris Josephs be there for any review of burglary and fire systems.

There was some discussion about the role the Road Agent plays with the Planning Board's authority. the Planning Board seems to feel Bob is overstepping his bounds because certain developers tell them that he has approved developments of roads. Conversely, Bob seems to feel the PBoard is taking it on themselves to set road standards. this is an issue that seems to the S'men to be totally based upon misunderstanding, and we should all be sensitive to it.

Bill has to leave on Wed by noon, there is a Landfill District meeting at 10:00 there is discussion on what we should look for in the renegotiation. Bill suggests attempting to run the Landfill on a fee basis, so that it pays for itself, this in effect means scrapping the current basis for the apportionment.

Correspondence and misc business was taken care of.

The minutes of last week's meeting were approved as amended.

The meeting was adjourned at midnight.

Non conforming use and structures are to be noted on property cards as they come to the attention of the selectmen.