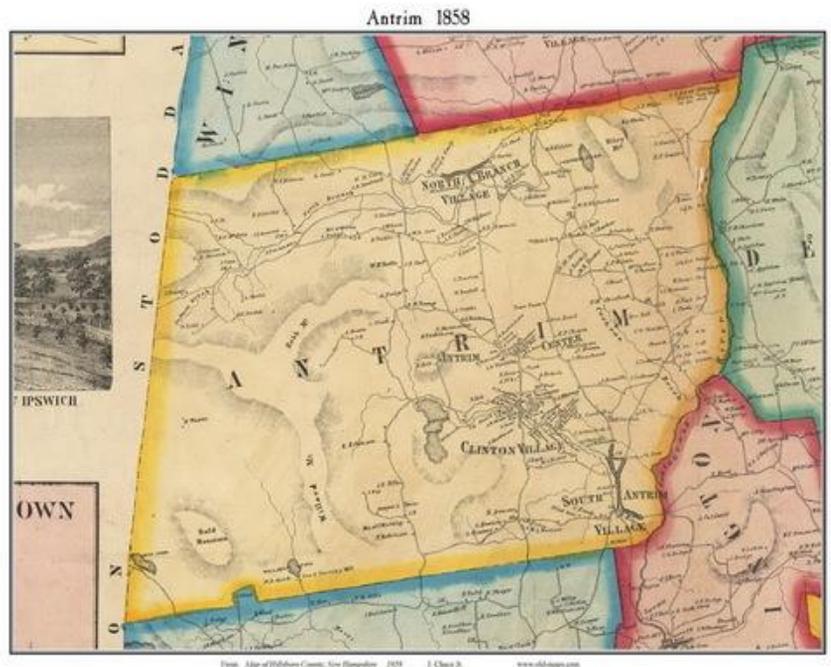




Town of Antrim MASTER PLAN 2010



PROGRESS REPORT 2020

The purpose of this document is to provide a report on the status of the 2010 Master Plan. Each of the 10 topic chapters of the Master Plan is represented herein on two pages: the first page provides a synopsis of the chapter; and the second page presents the action items identified at that time and the status of those action items, i.e., whether they have been accomplished. Note that this Report identifies mostly those action items for which the Planning Board has the primary responsibility. Many other officials and entities were designated responsible parties in 2010; since the Planning Board has no authority over these other entities, this Report is not able to adequately address those items.



VISION 2020

Profile Summary:

- ❖ Protect and enhance our natural resources and conservation areas.
- ❖ Promote Antrim as a destination for business, tourism, conservation, recreation, and community events.
- ❖ Promote expansion of affordable housing.
- ❖ Encourage and promote new business development, growth and job opportunities.
- ❖ Enhance and create Wi-Fi and cell service throughout the town
- ❖ Promote lifelong learning opportunities.
- ❖ Make downtown a community hub through increased activity, business, walkability, parking and activities.
- ❖ Support funding for town infrastructures.
- ❖ Encourage a healthy small business climate including home-based businesses.
- ❖ Support the creation of public and private meeting places and gathering spaces.
- ❖ Support green building, sustainability, and energy conservation.

In 2016 residents of Antrim engaged in a two-day Community Profile visioning exercise led by staff of UNH Cooperative Extension Service. The purpose of a Profile is to help communities assess their current situation and develop a plan for the future. The planning exercise was conducted in October of 2016; the final report is available on the Town's website and in the Land Use Office. Since the Profile was completed, the Planning Board has reviewed the Vision for Antrim developed in 2006 for the 2010 Master Plan. After reviewing the 2006 Vision Statements and the Community Profile results, the Board has concluded that the 2006 Vision continues to represent the desires of the residents as expressed during the 2016 Community Profile process. The trends and issues that were identified during the 2006 visioning process, presented below, can be seen in the work of the 2016 Profile and summarized in the bulleted statements to the left.



VISION STATEMENT

Antrim continues to be a close-knit community, built upon the history and traditions of a New England Town. Our shared priorities include protecting out small-town feel and the lifestyle this provides for us. We want to protect our rich natural resources while promoting a viable, vibrant and sustainable community. We seek to encourage and attract businesses to our downtown area; build resources that will be a destination for visitors, and provide infrastructure and community activities that will support our community in both work and play. We encourage growth of recreational tourism with a focus on conserving our natural resources. Home business is prevalent throughout our town, and we intend to foster and encourage this type of enterprise. We envision a downtown area as the main commercial area in Antrim with sufficient infrastructure to make downtown a viable atmosphere for business. Routes 202 and 9 provide highway infrastructure sufficient to support medium and large businesses.





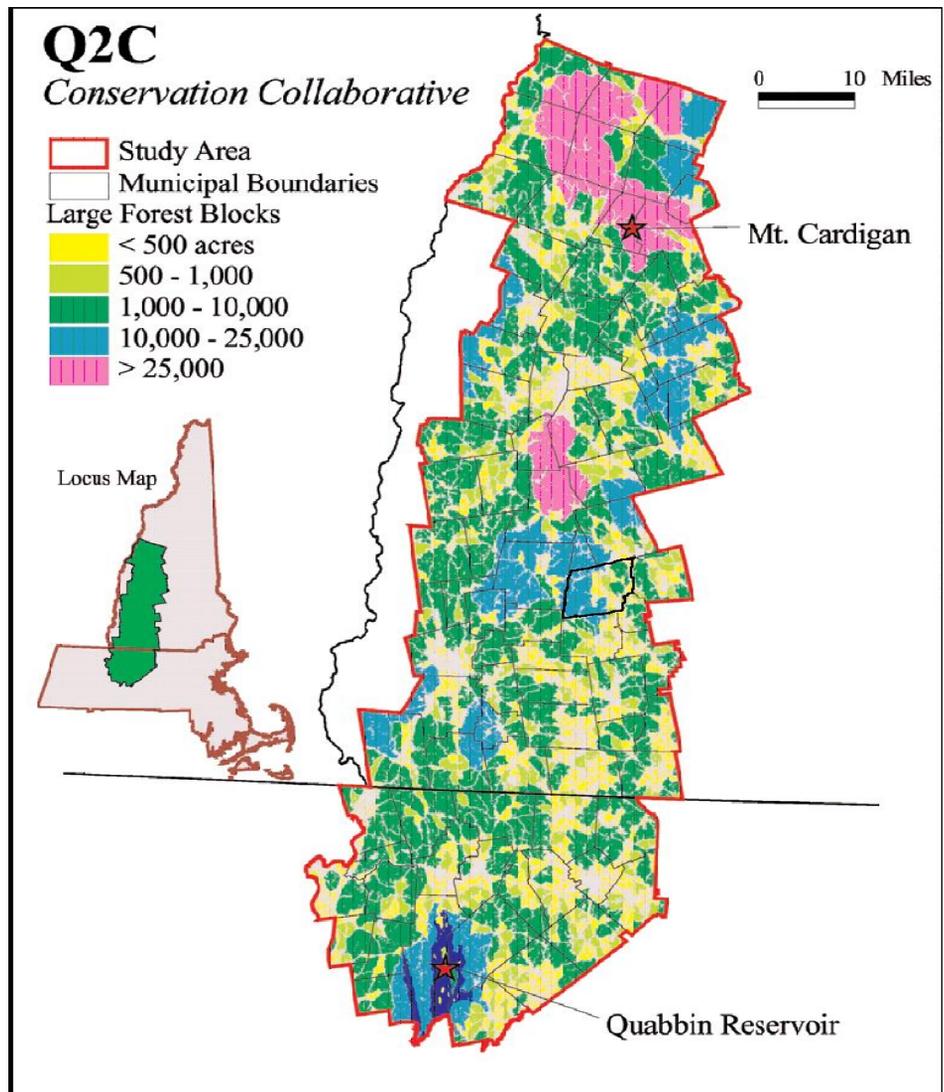
NATURAL RESOURCES AND CONSERVATION

HIGHLIGHTS

- Most residents prefer the small town feel and rural character of Antrim.
- 77% of Antrim residents would prefer commercial growth on Routes 202 and 9 and in or around the Downtown.
- The challenge is how to balance the desire for the natural characteristics with the need for some level of commercial and industrial growth.
- Antrim had 69% of its land in Current Use.
- Open space land is a valuable asset. Each acre of open space land (not built up, excavated, or developed) provides \$1,500 of economic benefit *annually* (Resource Systems Group, 1999).
- People also prefer to live near natural or undeveloped areas. The forestry study shows that property adjacent to parks or open spaces is significantly more valuable than those as little as 2000 feet away.

Quabbin to Cardigan Conservation Collaborative

The **Quabbin to Cardigan Conservation Collaborative** ("Q2C") is a public/private effort to protect a broad corridor of interconnected conservation lands along the Monadnock Highlands, stretching more than 100 miles from the Quabbin Reservoir in central Massachusetts to New Hampshire's Mount Cardigan and beyond into the White Mountains. The region contains one of the largest remaining areas of intact contiguous forest in central New England, but intense new pressures threaten this unique landscape.





NATURAL RESOURCES AND CONSERVATION

TRAILS AND PROTECTED LANDS

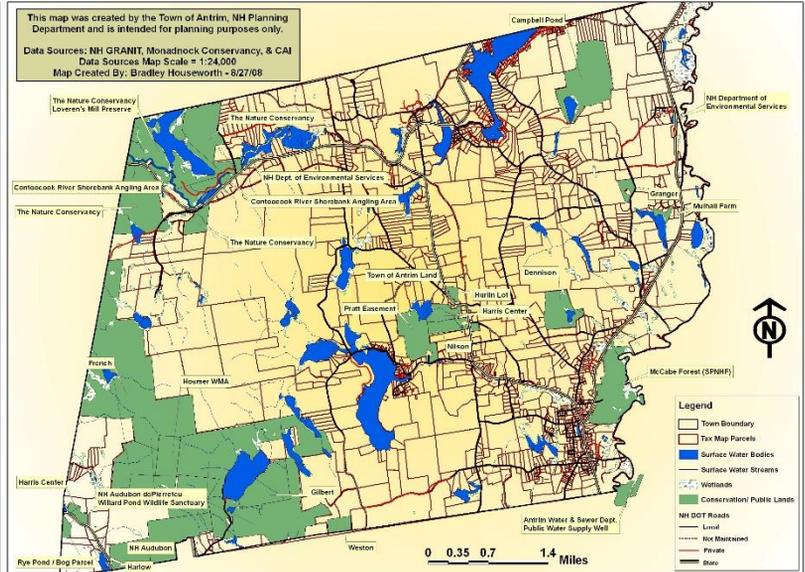
CONCLUSION

Antrim needs to find a sensible balance between economic development and conservation efforts. However, preserving our most valuable lands and water bodies doesn't happen by accident. It takes hard work, funding, and townspeople dedicated to preserving the land. There are various organizations that can help the town preserve some of its best land.

Antrim's Conservation Commission and Open Space Committee are two obvious choices. Other organizations such as the Trust for Public Lands, the Nature Conservancy, the Harris Center, and the Society for Protection of New Hampshire Forests, to name just a few, can be willing partners in helping the town preserve much of its wilderness. But, as a spokesman for the Trust for Public Lands said, it will not work with a town which is not committed to preserving the land. In other words, it is up to the townspeople to want to preserve the land.

Waiting too long to try to preserve land means there will be less and less to choose from and what is available may be choked by residential or commercial/ industrial development.

Conservation/ Public Lands in Antrim
Antrim Planning Department



IMPLEMENTATION PROGRESS

Implementation Action	Time Frame	Status
1. Allow Cluster Development in all zones in Antrim, particularly in the rural and rural conservation zones.	1-2 years	Not Accomplished
2. Actively work with the state and other organizations involved in the Quabbin to Cardigan initiative to preserve the large, undeveloped areas of Antrim, particularly in the western portion of town.	Ongoing	Needs Follow Up
3. Work to carry out the recommendations of the Open Space Committee as adopted by Town Meeting in 2006.	Ongoing	Unknown
4. Encourage the use of conservation easements to preserve undeveloped land.	Ongoing	Ongoing
5. Consider Open Space Development and offering incentives to builders to provide more open space in consideration of being able to build more units than would otherwise be allowed.		Not Accomplished
6. Periodically review the required minimum lot size and frontage in the Rural and Rural Conservation District to ensure the preservation of the Town's rural character.	Ongoing	Needs Follow Up
7. Develop reasonable restrictions to allow for the development of small to medium sized new businesses in the rural areas as well as the growth of existing businesses, while protecting the property rights of the residential owners.		Under Consideration by the Planning Board



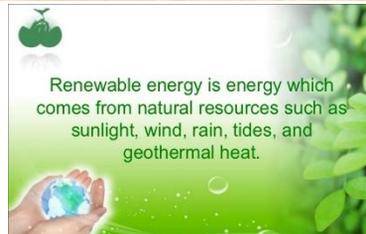
ENERGY USAGE AND CONSERVATION

HIGHLIGHTS

- In 2007 Antrim was once of 164 towns in New Hampshire to adopt the NH Climate Change Resolution.
- Global warming has impacted New Hampshire in the following ways:
 - Increased average temperatures
 - Increase in amount and frequency of precipitation
 - Decreased snowfall
 - Earlier ice-out on lakes
 - Increased sea surface temperatures
 - Increase in relative sea level
 - Increase in growing season
- New Hampshire's energy usage increased by 29% between 1990 and 2004.
- Carbon dioxide emissions have increased a total of 49% between 1990 and 2004.
- Renewable energy provided only 4% of New Hampshire's energy needs in 2004.

New Hampshire Laws Related to Energy

1. RSA 672:1, III-a: Zoning ordinances should not unreasonably limit installation of solar, wind, or other renewable energy systems or the building of structures that facilitate the collection of renewable energy, except where necessary to protect the public health, safety, and welfare.
2. RSA 221-I:19-d: Allows a municipality to contract with a pre-qualified energy service company and be paid off over time through energy savings.
3. RSA 72:61-72: Allows municipalities to offer a property tax exemption on solar, wind and wood heating energy systems.
4. RSA 53-E: Allows residents, businesses and municipalities to form a Community Choice Aggregate to combine their electrical demand in order to receive a priced reduction.



Examples of Innovative Thinking and Implementation

- ❖ Epping Energy Efficiency Article 22. This requires new non-residential buildings to implement energy efficiency, conservation and sustainable design principles.
- ❖ Waste Water Treatment Plant. The plant in Essex Junction, VT uses its waste methane gas to power the plant.
- ❖ Gas-To-Energy Project. In Illinois, a methane gas from a closed landfill provides heat and power to a high school.
- ❖ Biodiesel. Using biodiesel in place of petroleum can dramatically reduce greenhouse gas emissions and lessen dependency on foreign oil.
- ❖ Public and Private Energy Audits. Energy audits can help residents and businesses find ways to eliminate wasted energy and improve efficiencies.



ENERGY USAGE AND CONSERVATION

CONCLUSION

There are a wide variety of programs, potential funding and assistance available to towns to help reduce greenhouse gas emissions, conserve energy and make the towns as a whole more energy conscious. The United States has done very little to reduce our dependence on foreign oil, cut back on harmful energy emissions, and make our society more aware of the consequences.

Global warming is a real threat to not only to the United States but to the world. Glaciers are melting away; the Arctic ice cap is shrinking; oceans are rising; storms are becoming more intense. Scientists around the world are detecting a wide variety of changes. They are concerned that it could lead to large-scale extinctions and changes to regions of the earth which can or cannot grow food. Coastlines will change as the ice caps melt and the oceans rise. There is even concern that continued warming ultimately could put an end to the Gulf Stream current which would have dire consequences for the world.

Antrim has created an energy committee. The committee alone is not enough. All residents, households, and businesses have to do their part.

RESOURCES FOR PLANNING

1. ICLEI – Local Governments for Sustainability
2. EPA Energy Star Program.
3. RETSCREEN
4. Sierra Club Cool Cities
5. U.S. Mayors Climate Protection Agreement
6. Clean Air-Cool Planet
7. Performance Contracting
8. Community Choice Aggregation
9. NH Carbon Challenge
10. Systems Benefit Charge
11. Database of State Incentives for Renewable Energy
12. U.S. D.A. High Energy Cost Grant Program
13. New England Grassroots Environmental Fund

IMPLEMENTATION PROGRESS

Implementation Action	Time Frame	Status
1. Offer incentives in the form of property tax exemptions for residents or businesses who install renewable energy systems such as wind turbines and photovoltaic panels.	1-2 years	Partially Accomplished (Residential Only)
2. Install the EPA Portfolio Manager software or the RETSCREEN software to manage the data from energy audits and to set goals for energy reduction over time.	1-2 years	Not Accomplished
3. Thoroughly explore all the various programs listed in this document and any others that come to light so that the town can make intelligent choices about energy conservation and planning and take advantage of any grants or financial help that may be available.	1-5 years	Not Accomplished
4. Conduct a feasibility study for creating a Community Choice Aggregate (CCA) to improve energy efficiency services, expand renewable energy and stabilize energy costs.	1-2 years	Not Accomplished
5. Consider entering into a Performance Contract with an energy service company (ESCO).	1-2 years	Accomplished
6. Establish point standards similar to those set up by the U.S. Green Building Council LEED certification to promote energy efficiency in future construction.	1-2 years	Not Accomplished
7. Encourage smart growth principles such as mixed use, centralized development, higher density, and alternative transportation to reduce energy use.	1-5 years	Needs Follow Up
8. Reevaluate using biodiesel fuel for Antrim's diesel engines.	1-2 years	Not Accomplished



WATER RESOURCES

HIGHLIGHTS

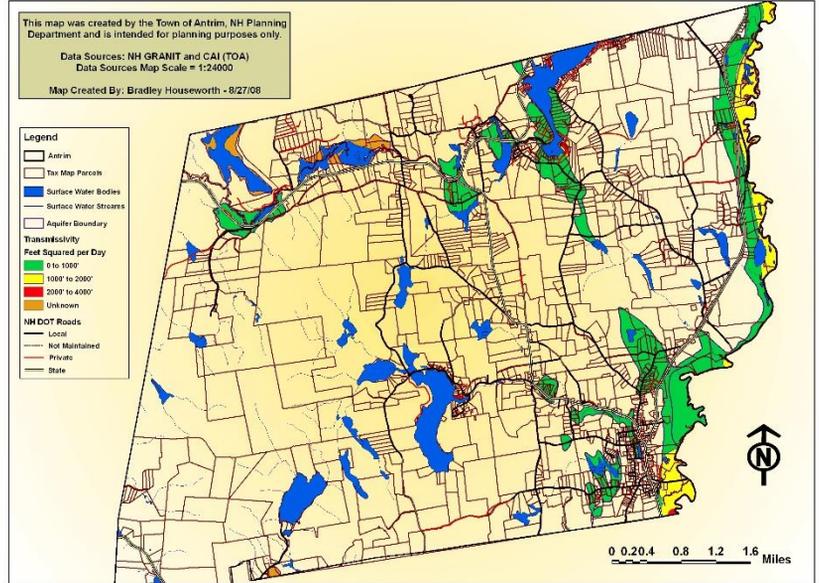
Water Resources:

- Contoocook River
- North Branch of the Contoocook
- Campbell Pond
- Cochran Brook
- Franklin Pierce Lake
- Great Brook
- Gregg Lake
- Lily Pond
- Mill Pond
- Rye Pond
- Steele's Pond
- Willard Pond

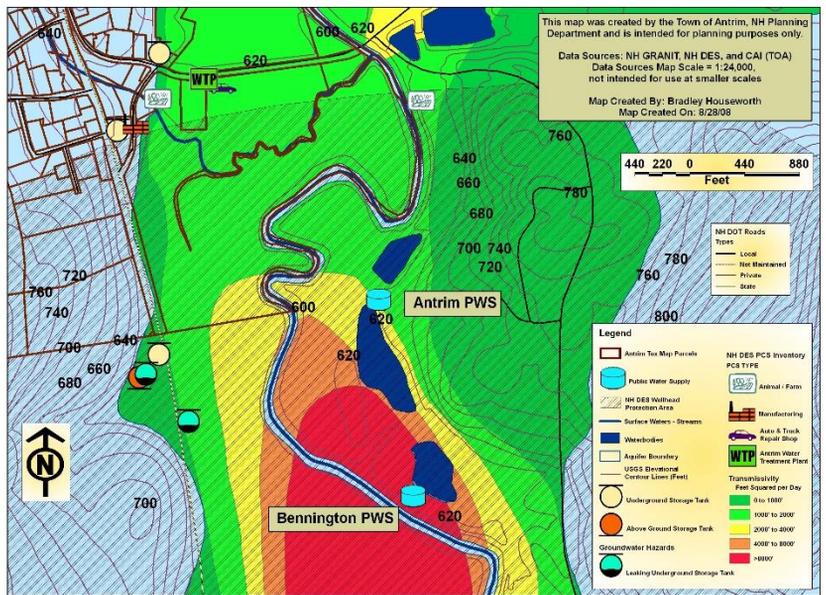
The Importance of Groundwater/Potential Contamination Sources:

- Vehicle Service and Repair
- Metalworking Shops
- Manufacturing
- Cleaning Services
- Food Processing
- Underground and Above-ground Storage Tanks
- Septic Systems
- Hazardous Waste Facilities
- Concrete, asphalt, and Tar Manufacturing
- Agricultural Chemicals
- Transportation Corridors
- Laboratories and Certain Professional Offices
- Fueling and Maintenance of Earth Moving and Logging Equipment
- Cemeteries
- Salt Storage
- Snow Dumps

Aquifer Boundary & Transmissivity Rates Groundwater Resources



NH DES Potential Contamination Sources to the Antrim PWS Well within the NH DES delineated Wellhead Protection Area





WATER RESOURCES

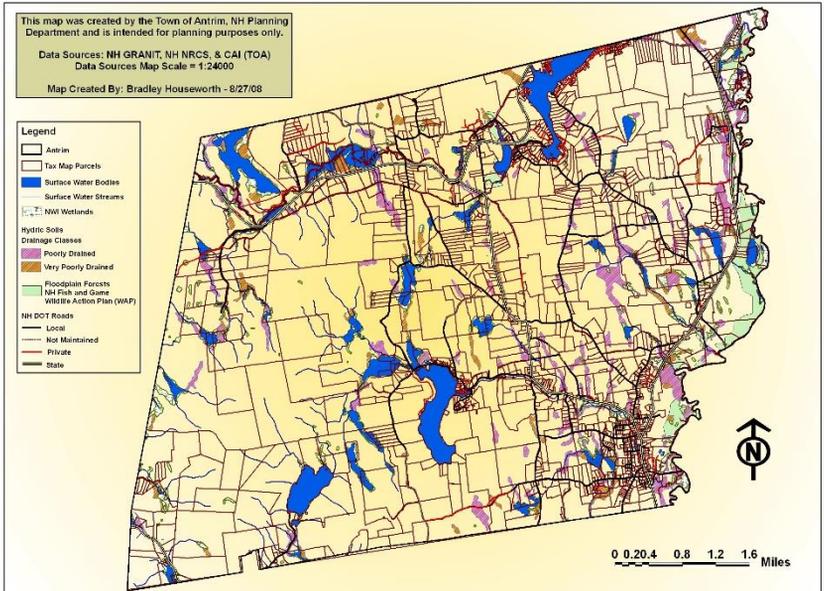
CONCLUSIONS

We must be very cautious about allowing commercial or industrial growth along our rivers or near our lakes and ponds. We know intuitively that a business with a high intensity of use on the banks of the Contoocook or North Branch would detract from the inherent appeal of that area. Antrim's aquifers are important sources of water.

The most important aquifers have been identified and we should not allow commercial or industrial development to contaminate these areas. Antrim's two major highways run side by side along the Contoocook and North Branch Rivers, respectively. To preserve the viability of these important resources and to preserve the charm and rural character of the town, we should update our regulations to manage development in these sensitive and valuable areas.

We should also consider opening up access to our more highly prized waters. Preserving and protecting all of Antrim's water sources will go a long way toward keeping Antrim a beautiful, small town where everyone can enjoy our rivers, lakes, ponds, and wetlands.

Antrim Wetlands Overlay Zoning District Surface Waters, Wetlands & Hydric Soils



IMPLEMENTATION PROGRESS

Implementation Action	Time Frame	Status
1. Determine which water resources have inadequate public access and find ways to make them more accessible.	1-5 years	Not Accomplished
2. Establish a stormwater zoning ordinance to control stormwater runoff to our rivers, lakes, ponds, streams and subsurface waters.	1-2 years	Not accomplished in zoning, but does exist in PB Regulations.
3. Observe the spirit and regulations of the State of New Hampshire's Rivers Management and Protection Program and the National Park Service's Outstandingly Remarkable Values as they pertain to the Contoocook and North Branch Rivers.	Ongoing	Ongoing
4. Determine if some of our water resources can be promoted as tourist attractions.	1-5 years	Not Accomplished
5. Only allow commercial/industrial development within 500 feet of a water resource if the development complies with the State of New Hampshire Shoreland Protection Act and best management practices.	1-2 years	Not Accomplished
6. Prevent vernal pools from being filled in or drained.	Ongoing	Not Accomplished
7. Require vegetative buffers between developments and valuable surface water bodies.	1-2 years	Needs Follow Up



EARTH EXCAVATION

HIGHLIGHTS

Pursuant to RSAs 674:2, 155-E and 155-E:2.I.(d), the following information is provided regarding the locations and sources of earth excavation materials in Antrim.

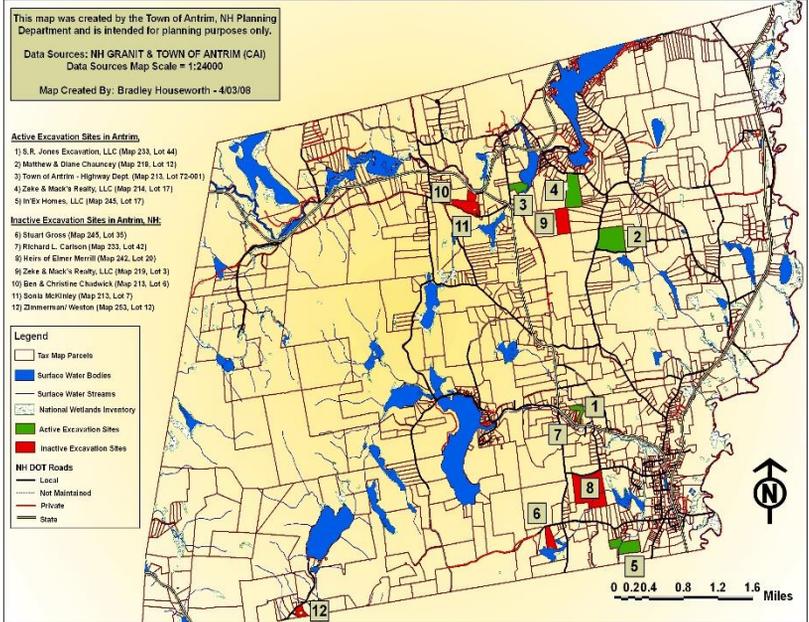
There are five earth excavation sites which are currently active within the Town of Antrim and one additional site which has filed a Notice of Intent for incidental excavation of a property for the construction of an 11,000 sq. ft. warehouse/storage facility.

Seven other earth excavation sites have been operated over a period of years but have since been abandoned, closed, and/or reclaimed.

The 2001 Master Plan inaccurately listed nine active excavation sites and two inactive sites. Since that time, the Planning Board has undertaken a thorough review of the files to insure that all of the sites comply with RSA 155-E and the Town of Antrim's Earth Excavation & Reclamation Regulations, adopted October 15, 1992 and amended January 20, 2005.

The results of the review identified twelve total earth excavation sites, in addition to the incidental excavation operation noted above.

Earth Excavation Sites in Antrim, NH Antrim Planning Department



Active Earth Excavation Sites

1. Tax Map 233/Lot 044. Located at 1233 Clinton Road in the Rural District. The lot is 9.75 acres in size, with approximately 1.5 acres being used for excavation. The material is mostly sand and gravel.
2. Tax Map 219/Lot 012. Located at 119 Bridle Road in the Rural District. The lot is 49 acres in size, with approximately five acres being used for excavation.
3. Tax Map 213/Lot 072-001. Located at Old North Branch Road in the Lakefront Residential and Rural Districts. The lot is 14.1 acres in size, with approximately two acres being used for excavation.
4. Tax Map 214/Lot 017. Located at Elm Avenue in the Rural District. The lot is 36 acres in size, with approximately three acres being used for excavation.
5. Tax Map 245/Lot 017. Located at Pleasant Street in the Rural District. The lot is 29 acres in size, with approximately 8 acres being used for excavation.



EARTH EXCAVATION

Opportunities for Excavation

Due to natural events, many of the sand and gravel deposits within Antrim have been deposited on, above, or near aquifers and therefore earth excavation activities must be conducted in a manner to prevent and/or minimize potential disturbances and contamination of aquifers.

The aquifers and groundwater resources provide important drinking water sources for various residents and are potential future sources for public water supply wells. Although RSA 674:2 allows towns to adopt a Water Resource Management Plan, Antrim has not yet done so. A regulation was adopted in 2005 which states that there shall be no earth excavation of materials within four (4) feet of the average high water table. In 2008, the Town of Antrim also formally adopted a new zoning ordinance, Article XI-B Aquifer and Wellhead Protection District, which further regulates potentially damaging uses from operating in areas identified as overlying an aquifer or within a NH DES designated wellhead protection area for a few existing public water supply wells in town.

Earth excavation operations are not uses prohibited by the Aquifer and Wellhead Protection District, but it is recommended that the Planning Board draft regulations and ordinances which encourage those earth excavation operations within this district to be managed in a manner which prevents contamination of these vitally important groundwater resources.

CONCLUSION

There are few areas elsewhere in Antrim which may be suitable for earth excavation operations. Antrim's zoning ordinances make no provisions for the permitting of new earth excavation sites. Therefore, an applicant wishing to open a new earth excavation operation is required to obtain a special exception from the Zoning Board of Adjustment in accordance with RSA 155-E:4, III. An application for a special exception to operate an excavation site in the Rural District was denied by the Zoning Board of Adjustment in April of 2007. Advice of Town Counsel was solicited regarding the following wording in RSA 155-E:4, III: "...excavation shall be deemed to be a use allowed by special exception as provided in RSA 674:33, IV, in any non-residential areas of the municipality...". Town Counsel's interpretation is that if there are residences in the area of a proposed excavation site, there may be grounds to deny an application to operate an excavation site. It is Town Counsel's opinion that the only zoning districts in Antrim which permit an excavation site in accordance with RSA 155-E are the Village Business and Highway Business Districts. Counsel's reasoning is outlined in the Upton & Hatfield letter dated April 9, 2007, at the conclusion of this chapter. For these reasons, it is recommended that the Planning Board determine which zoning districts should permit new earth excavation sites in Antrim, if any, as either a permitted use or as a special exception use with additional requirements. We note here that all existing excavation sites are in the Rural District.

IMPLEMENTATION PROGRESS

Implementation Action	Time Frame	Status
1. Determine in which zoning districts new earth excavation sites will be allowed, either by permitted use or as a special exception with conditions. Note that all current excavation sites are in the Rural District.	1-2 years	Not Accomplished
2. Consider revising the Earth Excavation and Reclamation Regulations to remove ambiguity, add more definitions, and add more specificity.	1-2 years	Accomplished
3. Consider revising the Earth Excavation and Reclamation Regulations and/or the Aquifer and Wellhead Protection zoning ordinance to add specific language and restrictive regulations governing the operation of earth excavation sites in areas overlying an aquifer or within a NH DES identified wellhead protection area.	1-2 years	Not Accomplished
4. Consider revising the Earth Excavation and Reclamation Inspection requirements to ensure annual inspections of active earth excavation site.	1-2 years	Accomplished
5. Conduct inspections of inactive earth excavation sites to determine if they are inactive, reclaimed, and/or abandoned in such a manner that nature will reclaim them.	1-2 years	Accomplished
6. Draft a Water Management Resource Plan to protect existing surface and subsurface water resources from potential contamination sources.	1-5 years	Not Accomplished



LAND USE

HIGHLIGHTS

- Between 2002 and 2008 Antrim saw the following land use activities:
 - 39 new building lots
 - 25 subdivisions
 - 7 site plan approvals
- Results of the 2006 Visioning Session:
 - Pursue strategic conservation of open space
 - Focus on opportunities to integrate new development into the south village
 - Establish “nodes” of development in the Routes 9 and 202 corridors
 - Restrict “Big Box” development
 - Encourage affordable (workforce) rural housing

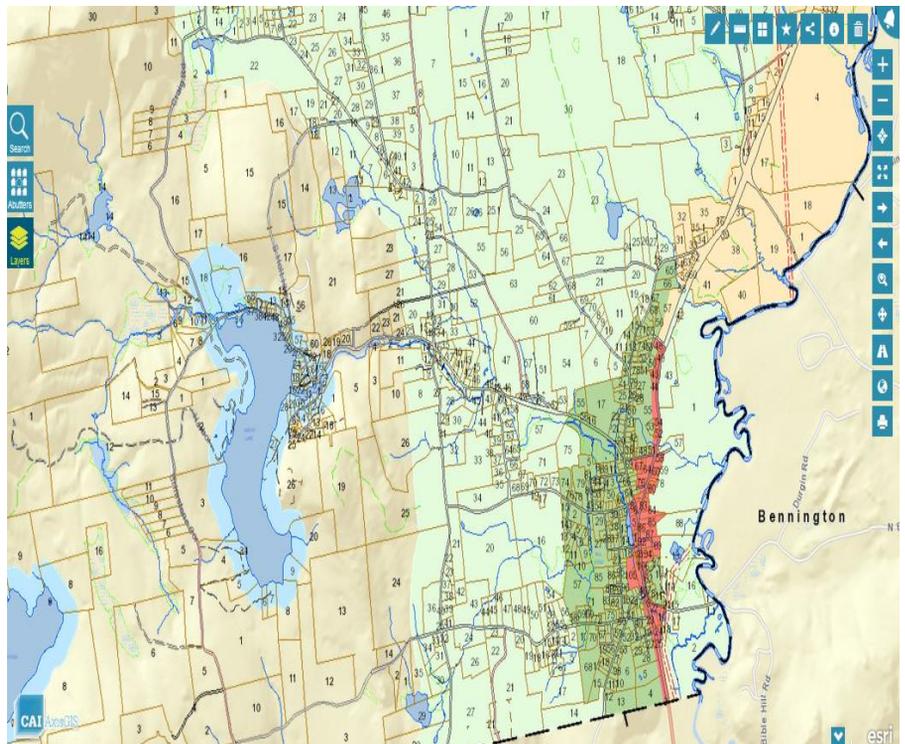
GOALS

- Control growth/ direct it to targeted zones
- Encourage commercial development with positive tax contributions
- Create a new TIF District
- Create opportunities for residents to work in town
- Create opportunities to build affordable “workforce” housing
- Guide commercial and residential development
- Control growth to protect natural, cultural, scenic and historical resources
- Plan for efficient delivery of town services
- Reduce uses and density of development outside Preferred Development Zones

2008 LAND USE BY ACRES

Land Use	Acreage
Single-Family Dwellings	6,577.33
Two-Family Dwellings	148.29
Multi-Family Dwellings	9.11
Single-Family w/ADU	98.29
Condominium	3.50
Apartment Buildings (5 or more units)	2.22
Manufactured Housing	142.38
Elderly Housing	5.35
Multiple Houses	11.65
Retail/Personal & Professional Services	66.38
Light Industry	12.45
Agriculture	58.00
Public/Semi-Public	973.47
TOTAL ACRES	8,108.42

ZONING MAP





LAND USE

IMPLEMENTATION PROGRESS

Regulatory Changes Since 2008:

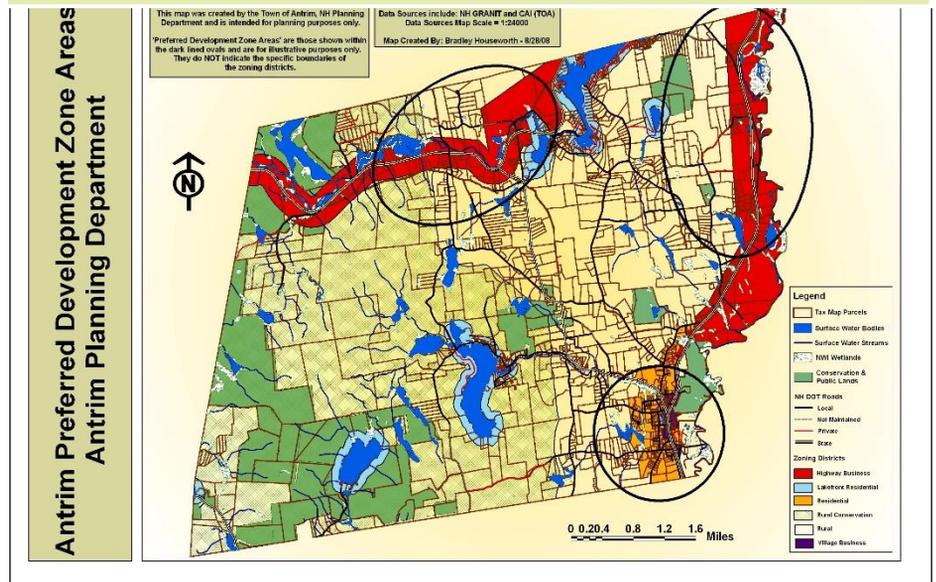
1. The process for installing wireless communication facilities has been streamlined to be easier to implement and give the Planning Board more flexibility in site planning.
2. Home Occupations and Home-Based Businesses are now allowed in all districts.
3. Lighting standards have been adopted, allowing for the regulation of light pollution.
4. Several parcels have been added to the Highway Business District.
5. The process for permitting Accessory Dwelling Units has been simplified.
6. Regulations have been adopted that allow for the provision of alternative energy systems.

Advantages of the Preferred Development Zones:

1. Access to existing infrastructure.
2. Favorable terrain.
3. Proximity to existing population centers.
4. Delivery and access to services.

Implementation Action	Time Frame	Status
1. Consider implementing three preferred development zones: the existing South Village, the northeastern corner of town along Route 202, and appropriate land along Route 9.	1-3 years	Under Review. Not yet Accomplished
2. Consider multi-family, open space cluster development, and townhouse units on two plus acres.	Ongoing	Not Accomplished
3. Consider the most effective use of land when reviewing commercial development in the Residential and Highway Business zones, and consider delineating new or expanded commercial areas and uses in all districts.	Ongoing	Under Consideration by the Planning Board
4. Encourage the use of conservation easements to preserve undeveloped land.	Ongoing	Ongoing
5. Consider Open Space Development and offering incentives to builders to provide more open space in consideration of being able to build more units than would otherwise be allowed.	1-2 years	Under Review. Not yet Accomplished
6. Periodically review the required minimum lot size and frontage in the Rural and Rural Conservation District to ensure the preservation of the Town's rural character.	Ongoing	Under Review.
7. Develop reasonable restrictions to allow for the development of small to medium sized new businesses in the rural areas as well as the growth of existing businesses, while protecting the property rights of the residential owners.	Ongoing	Under Consideration by the Planning Board

PREFERRED DEVELOPMENT ZONES





POPULATION & HOUSING

HIGHLIGHTS

- Population growth has been moderate.
- Growth is expected to increase due in part to recent improvements to Route 9 and the Hillsborough Bypass.
- The 1970s saw the greatest increase in population growth over the decades examined in this chapter. This was consistent with growth throughout the entire southwest region at that time.
- The age distribution of Antrim's population is weighted toward younger and middle-aged people. When age cohorts are combined, working age people make up the greatest proportion of the population.
- Housing in Antrim tends to be owner-occupied. There are, however, a not insignificant number of rental units, primarily in the downtown area.
- Most of the housing stock was built prior to World War II.
- Renters pay a slightly higher proportion of their income for housing than do owners.

Population Changes

	1980	1990	2000	2007*	% Change 80-90	% Change 90-00	% Change 00-07
Antrim	2,208	2,360	2,449	2,626	6.9%	3.8%	7.2%
Hillsborough County	278,608	335,073	380,841	401,397	20.3%	13.7%	5.4%
New Hampshire	920,610	1,109,117	1,235,550	1,315,000	20.5%	11.14%	6.4%

Population Projections

	2005	2010	2015	2020	2025
Antrim's population, assuming .65% increase in growth per year	2,604	2,678	2,766	2,857	2,951
Antrim's population, assuming 1.03% increase in growth per year	2,604	2,730	2,912	3,106	3,313
Antrim's population, assuming 2% increase in growth per year	2,604	2,787	3,077	3,397	3,751

Housing Units in Antrim

Housing Units in Antrim		
	1990	2000
Total Units	1,162	1160
Occupied Units	866	932
	Owner Occupied	644
	Renter Occupied	222
Vacant Units	296	228
	Vacant for Sale	15
	Vacant for Rent	27
Source: 2000 US Census		
Vacant Seasonal	216	207



POPULATION & HOUSING

Land Use Implications

As Antrim's population continues to grow, residential development will have a direct impact on the town, affecting both its residents and its businesses. An aging population may call for more cluster or condominium style housing units, as older families downsize and no longer want to maintain significantly sized properties. Older citizens may seek smaller housing units on one level that are less expensive and easier to maintain. As a corollary to this, Antrim's older residents may wish to live in accessory units to single-family homes as an affordable way to remain in the community. Such housing may also provide affordable housing for young, single residents who are just entering the workforce and wish to remain in their hometown. The town may also be called upon to provide additional services for an aging population, including transportation and social services. As we see increased commercial and retail activity both in neighboring towns and within Antrim in response to the growth of all segments of the population, more affordable housing will be needed to house those who are employed in these establishments. The demands of Antrim's population growth will have a major influence on land use and will have a significant impact on municipal services and the funds required for them. Through its zoning, the town and the planning board can attempt to provide housing opportunities for all income levels, as well as the businesses and services needed for the population, while maintaining the rural character of our community.

Housing Supply 1990 - 2000

Housing Unit Type	Number of Units 1990	% of Total Units 1990	Number of Units 2000	% of Total Units 2000
Single Family	846	73%	869	75%
Multi-Family	237	20%	235	20%
Mobile Home & Other	79	7%	56	5%
TOTAL	1,162		1,160	

IMPLEMENTATION PROGRESS

Implementation Action	Time Frame	Status
1. Encourage the redevelopment of downtown properties (e.g. the mill buildings) to include a variety of housing types and costs.	Ongoing	Ongoing
2. Review the regulations concerning accessory units in owner-occupied single-family homes.	1-2 years	Accomplished
3. Provide incentives to housing developers to create workforce housing.	1-5 years	Not Accomplished
4. Determine whether Antrim's land use regulations are in compliance with RSA 674:58, the Workforce Housing law.	1-2 years	Under Review
5. Work with developers to minimize the costs of living through quality housing design, energy efficient construction, and other techniques.	Ongoing	Not Accomplished
6. Study the advisability of impact fees to generate funds to cover the costs of new infrastructure related to residential growth.	1-2 years	Deemed Not Practical
7. Monitor the conversion of seasonal homes to year-round to ensure compliance with all applicable codes.	Ongoing	Ongoing
8. Reach out to new residents to help with integrating them into the community.	Ongoing	Ongoing
9. Work to reduce the rate of poverty and support social service programs.	Ongoing	Ongoing



COMMUNITY FACILITIES

OVERVIEW

Antrim's first master plan, adopted in 1985, praised the town's leadership for creating a community that "on the whole ... appears to be in good shape as far as the town's facilities go". That statement is still true twenty-two years later, thanks to the careful stewardship of town officials, taxpayers and local nonprofits. Much has been done in recent years to improve upon the buildings, roads, parks, and other infrastructure owned and maintained by the town.

When it comes to the town owned buildings or services, Antrim voters are frugal but they know the value of maintaining and upgrading public holdings. In the past nine years they have dug deep into their pockets to renovate the Antrim Town Hall and for an addition to the James A. Tuttle Library.

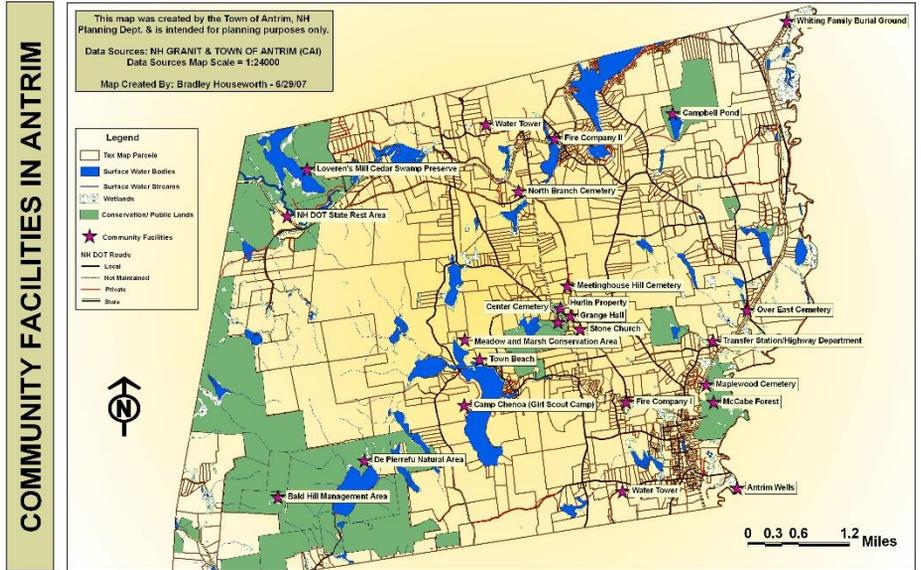
Juggling the needs of town government with the needs of the taxpayer has called for new management measures. Since the Antrim master plan was updated in 2001, Antrim's town government has added two important tools to its fiscal methodology.

In 2005, the Antrim Planning Board created a subcommittee to handle its Capital Improvement Program (CIP).

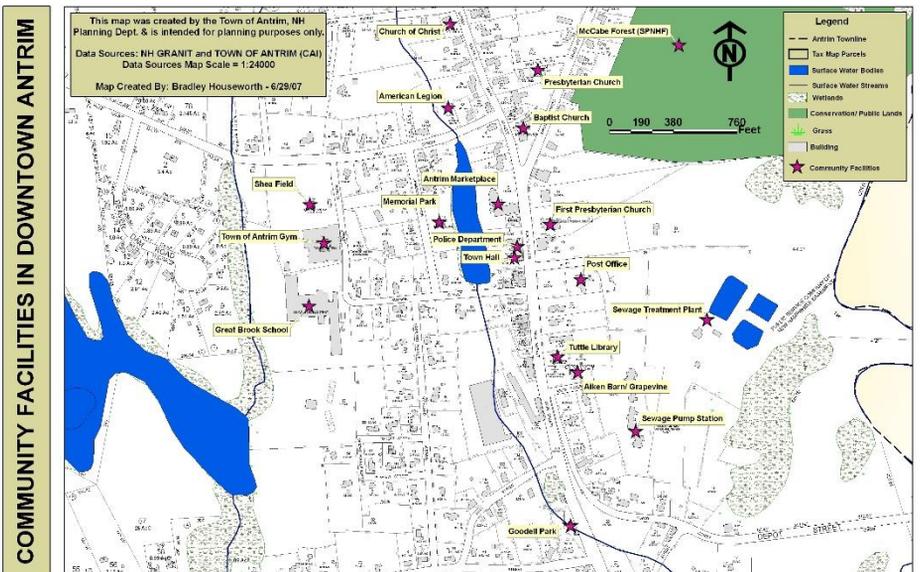
This group meets annually with department heads to map out plans for capital improvements for the ensuing six years. The resulting plans spread anticipated costs across the six year period, and provide a strategy for buying higher ticket items at a point when the town's indebtedness allows those purchases without a jolt to the tax bill. As this group continues its work, this long range planning will help the town monitor and anticipate its capital needs more efficiently, while reducing wide swings in the tax burden.

As a result of the CIP discussions, the selectmen approved, a vehicle lease-purchase schedule for the fire, rescue, highway and recreation departments. (Continued on the following page.)

Location of Town-Wide Community Facilities



Location of Community Facilities in Downtown Antrim





COMMUNITY FACILITIES

This leasing plan will allow an orderly replacement of vehicles without the need for special warrant articles. In 2008, police vehicles were also put on a leasing schedule. Town meeting voters will continue to be asked to support a capital reserve fund for other vehicles and purchases not covered in the lease-purchase agreements.

Antrim, like most towns in New Hampshire, has been very self-sufficient in its first two centuries. While its community facilities appear satisfactory for the town with a population of 2,626 as of 2007, as estimated by the New Hampshire Office of Energy and Planning, the future could bring new stresses and rapid changes. Just as the town has adopted some new techniques for dealing with capital purchases, there may be new opportunities to join cooperative ventures with surrounding towns or nonprofit groups. This could help improve services, equipment, and facilities with less cost to the taxpayers. And finally, although the recent improvements to town buildings and other upgrades ought to serve this community well for many years, the future is never as clear as it appears. Unforeseen growth or other stresses could tax the community resources in ways Antrim's town government has not yet anticipated.

This purpose of this chapter of the master plan is to present:

- An inventory of town owned facilities and services, including assessments of the adequacy of the current level of service and comments gleaned from the 2005 and 2006 town surveys and the visioning sessions.
- An inventory of non-town facilities and services that contribute to the welfare of the town and the quality of life.
- Planning strategies and recommendations to improve town owned facilities.

Antrim Recreation Sites

Name	Location	Use	Ownership	Acres
Willard Pond	Off Route 123, between Hancock & Stoddard	Boating	State	100
Wetland Walkway	School Street	Natural Area	School District	
Town Beach at Gregg Lake	Gregg Lake Road, Clinton Village	Boating, Swimming, Picnicking	Town of Antrim	1
Memorial Park	Jameson Avenue	Field Sports, Tennis, Basketball, Skating	Town of Antrim	7
Bald Mountain Management Area	Bald Mountain	Hunting	NH Fish & Game	74
DePierrefeu	Willard Pond	Natural Area	Audubon Society	600
Willard Pond - pending purchase, as of 9/30/08		Natural Area	Audubon Society	45
Hurlin Property	Antrim Center	Conservation, Passive Recreation	Town of Antrim	26
Meadow Marsh Conservation Area	Gregg Lake	Conservation, Passive Recreation	Town of Antrim	26
Hurlin-Willard Trail	Antrim Center	Hiking Trail	Town of Antrim	
Shea Field	School Street	Playgrounds	Town of Antrim	1
Goodell Park	Lower Village	Public Park	Town of Antrim	1/4
Town Gym	School Street	Basketball, Volleyball	Town of Antrim	
Teen Center	Antrim Center			
McCabe Forest	Downtown	Conservation, Recreation	SPNHF	
Hosmer Wildlife Management Area	West of Willard Pond	Conservation, Passive Recreation	NH Fish & Game	75
Middle School Gym	School Street		School District	
Loverens Mill Cedar Swamp Preserve	Route 9 North Branch	Conservation, Hiking	Nature Conservancy	600+
Contoocook River				
Great Brook				

IMPLEMENTATION PROGRESS

Implementation Action	Time Frame	Status
1. Consider establishing a Community Center. Support or continue to support the teen and senior centers and determine if the facilities used are adequate to their needs.	1-5 years	Ongoing
2. Increase communications infrastructure by establishing a Wi-Fi district in the downtown area or other areas of town.	1-5 years	Not Accomplished
3. Address police safety and space needs.	1-2 years	Accomplished
4. Periodically revisit the idea of having a Public Works Director as the town grows.	3-5 years	Ongoing
5. Increase the number of recreational fields.	1-5 years	Not Accomplished
6. Increase safety and accessibility at Antrim Memorial Gym.	1-2 years	Ongoing
7. Study and address the recreation needs of all of Antrim residents.	1-2 years	Ongoing
8. Enact the recommendation in the town's Hazard Mitigation Plan, including continuing the repair of the town's bridges.	1-10 years	Ongoing
9. Assess the feasibility of expanding the water and sewer system.	1-5 years	Ongoing



HISTORIC & CULTURAL RESOURCES

Historic Resources

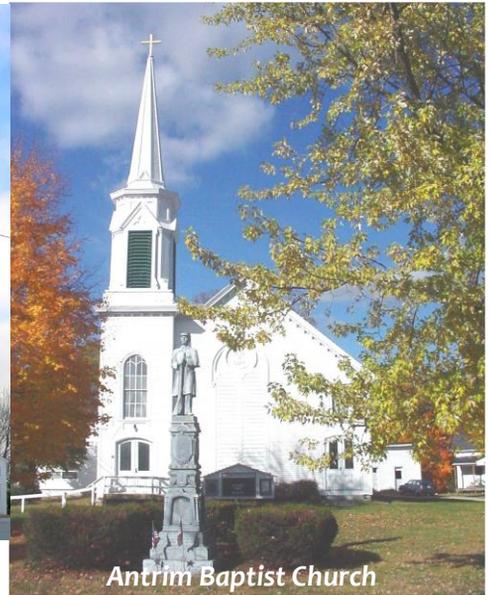
ANTRIM'S HISTORY AND THE HISTORICAL SOCIETY

The Town of Antrim had its beginnings in the mid-18th century and, after the Revolutionary War, the population began to expand rapidly. For the next few years, the town remained a farming community of families of Scots-Irish ancestry. Four cemeteries provide a visual source of information about life in the early days. The oldest cemetery was established in 1785 next to the first meeting house on Meetinghouse Hill. That building no longer stands, but a plaque just south of the cemetery marks the site. In 1826, a new church was built at the base of Meetinghouse Hill on what is now Route 31, and the Center Cemetery was established across the road from the church. A year later, the residents of East Antrim built a church and a cemetery on Elm Avenue, not far from Route 202. Part of the original meeting house was brought down to Route 31 and incorporated into a town hall. The building is now owned by the Grange. The Center and Over East churches have long since been destroyed, so the cemeteries and the Grange Hall are the main relics of Antrim's early settlement.

The Daughters of the American Revolution (DAR) were responsible for marking several places of historical interest, including the Town Pound. This is a small fenced-in area where lost animals were held, waiting for their owners to reclaim them. In 1922 the DAR installed a marker at the top of Depot Street near the spot where Antrim's second family, the Aikens, lived. The plaque lists all the men of Antrim who met at James Aiken's home and marched to Lexington, Massachusetts, to fight in the first battle of the American Revolution in April, 1775. The memorial to that muster is on the property now owned by Edmond Hebert. (Continued on the next page.)



First Presbyterian Church of Antrim



Antrim Baptist Church



Antrim Community Grange



Antrim Church of Christ



HISTORIC & CULTURAL RESOURCES

The Soldiers' Monument on the Antrim Baptist Church's common was given by the local Grand Army of the Republic (GAR) post in 1892 and commemorates soldiers of all American wars up to and including the Civil War.

An 8-foot high, 15-ton boulder, moved from Gregg Lake Road to the James A. Tuttle Library lawn in 1922, displays a bronze tablet with the names of Antrim's soldiers who fought in World War I. In 1953, an all-out community effort resulted in the construction of the Antrim Memorial Gymnasium on School Street dedicated to the soldiers of World War II.

The bandstand in Memorial Park off Jameson Avenue is a symbol of the architectural growth of Main Street that took place a century earlier. Next to the bandstand are memorial tablets with the names of Antrim's soldiers who fought in World War II and for the Korean and Vietnam soldiers.

The Antrim Historical Society maintains a museum on the second floor of the James A. Tuttle Library, housing an extensive collection of artifacts, photographs, manuscripts, and print materials. The group also is planning to place a permanent marker off Route 202 near the Hillsborough town line on the site of a cabin occupied by Phillip Riley, Antrim's first settler.

Founded in 1984, the Antrim Historical Society is dedicated to:

- Researching and preserving Antrim's history, past and present.
- Presenting programs of historical interest.
- Accessing and cataloging archives and artifacts in the historical room at the James A. Tuttle Library.
- Providing historical assistance and resources for the schools.
- Preparing exhibits in conjunction with programs and community interest.

The society has presented various programs for the community concerning historical events and items of interest to Antrim residents.

List of Cultural Resources

- The Limrik
- The Grapevine
- The Seed
- Taking Root
- Branching Out
- Antrim Community Grange
- Antrim Players
- Cub Scouts
- Boy Scouts
- Girl Scouts
- American Legion
- Project Lift
- Lions Club of Antrim and Bennington
- Maharishi Vedic Medical College and Regional Peace Palace



Programs, Resources and Services:

- Better Beginnings Parent-Child Program
- Better Beginnings for Babies
- The Learning Vine
- Monday Afternoon Playtime
- Parenting Education and Support
- Home-based support and one-on-one parenting education
- Early Home Support
- Numerous community services, resources and activities

IMPLEMENTATION PROGRESS

Implementation Action	Time Frame	Status
1. Survey the town to determine which houses, structures and locations have historic significance but which are not now identified and, with the owner's permission, post standardized plaques identifying the property with a brief description of why it is significant.	1-5 years	In Progress
2. Create a map or booklet of Antrim's significant locations to help promote tourism and appreciation of Antrim.	1-3 years	In Progress
3. Consider creating a community gardening area and a farmer's market.	1-5 years	Partially Accomplished
4. Explore the possibility with neighboring towns of establishing other cooperative organizations such as a 4-H Club or other community-oriented groups.	1-5 years	Not Accomplished



ECONOMIC DEVELOPMENT

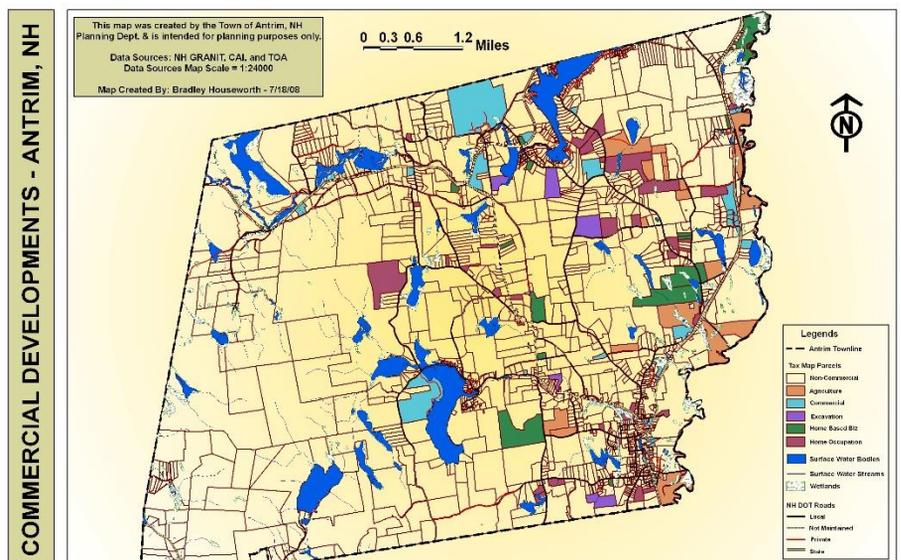
HIGHLIGHTS

- Antrim is primarily rural, but economic development is important to expand local services and spreading the tax burden across more payers.
- Increased commercial development in Hillsborough is expected to create a spillover effect in Antrim.
- Significant economic growth is not expected to come from the Downtown, with the exception of Antrim Mills.
- The Highway Business District was created to foster business along Routes 9 and 202.
- 75% of Antrim's workforce commute out of town to work; most commute to Peterborough.
- 59% of non-residents commute to Antrim to work; most commute from Bennington.
- The mean travel time to work is 28.5 minutes.
- 80.2% of commuters drive alone to work.
- 6% of Antrim's workforce worked at home.

2008 SYNOPSIS

Antrim's Largest Employers			
Largest Businesses	Product/Service	Employees	Established
Frameworks	Manufacturer, automotive lighting	70	1999
Brailsford	Manufacturer, electric meters	25	2002
Town of Antrim	Municipal Services	22	1777
Landsite Corporation	Construction	12	1997
Antrim Marketplace	Convenience store/Grocer	10	2003
Edmunds Hardware	Hardware	9	1955
Antrim Lumber	Lumber sales	8	1960
Maharishi Vedic School	Educational	6	1996
MCE Catalog Ventures	Internet Marketing	6	1995
Laconia Savings Bank	Banking services	6	1990

COMMERCIAL LAND USES





ECONOMIC DEVELOPMENT

IMPLEMENTATION PROGRESS

Implementation Action	Time Frame	Status
1. Establish an Economic Development Committee.	1-2 years	Not Accomplished
2. Support the Chamber of Commerce in promoting Antrim.	Ongoing	Not Applicable
3. Update the ordinances and regulations in the Village Business District to adopt “smart growth” principles that will encourage private investment in the downtown area.	1-3 years	Not Accomplished
4. Work closely with the owner of Antrim Mills to develop the property into a true “Mixed Use” facility that will provide a means of low cost housing and economic development for the town.	1-5 years	Not Accomplished
5. Review the definitions and regulations of the town with awareness and concern for the small business owner and the affordability of operating a business in town.	1-5 years	Partially Accomplished
6. Review the definitions and regulations for Commercial Office/Warehouse Space.	1-2 years	Not Accomplished
7. Work with current landowners or developers in locating two to three small to medium sized locations suitable for industrial parks.	1-2 years	Not Accomplished
8. Consider tax incentives and the possible establishment of a new TIF district for those areas that would encourage new businesses to locate in Antrim.	1-5 years	Not Accomplished
9. Consider allowing new small businesses in the Rural District and mixed uses in the other districts and consider the impact of these regulations on existing businesses in these districts.	1-5 years	Ongoing
10. Pursue infrastructure improvements for bridges, roads, water, sewer and communications	Ongoing	Ongoing
11. Encourage local businesses to have an internet presence. Offer to expand the Town’s website.	Ongoing	Partially Accomplished. Ongoing
12. Pursue high speed broadband internet service and wireless and cable television access for the entire town.	Ongoing	Needs Follow-Up
13. Establish a “wireless zone” in the downtown area.	1-2 years	Not Accomplished
14. Develop a long-term plan for supporting wireless communication and wireless cell towers in Antrim. After the plan is developed, determine what if any changes are needed to the zoning regulations. Pursue the cooperation of cell phone carriers in executing the plan.	1-2 years	Tower Ordinance has been updated
15. Consider requiring fiber optic cable be provided underground for all new and renovated developments.	1-2 years	Not Accomplished
16. Develop an educational program in collaboration with area schools to provide business education to Antrim residents at low or no cost.	1-5 years	Not Accomplished
17. Continue to improve and maintain the downtown area.	Ongoing	Ongoing
18. Maintain consistent signage and directional information in the downtown area.	Ongoing	Ongoing
19. Identify buildings and land that are available for commercial development.	1-5 years	Ongoing
20. Be proactive in assisting people through the process of establishing a business.	1-5 years	Ongoing
21. Reexamine the special exception process to determine its suitability for land use.	1-2 years	Needs Follow-Up



TRAFFIC & TRANSPORTATION

HIGHLIGHTS

Road Network by Mileage and State Classification		
Class I	NH Route 9	5.72
	US Route 202	6.24
	Total Class I:	11.96
Class II	NH Route 31	4.60
	NH Route 123	.61
	Total Class II:	5.21
Class V		42.03
Class VI		6.37
Total Mileage, all class roads		65.57

Source: NHDOT Classified Road Mileage "RDF04", 1999

Alternative Modes of Transportation:

- Sidewalks
- Bikepaths
- Public Transportation



Transportation Facilities

Existing Transportation Facilities:

There are approximately 66 miles of roads within Antrim, of which about 48 miles are municipally maintained roads. Of those 48 miles of municipally maintained roads, half are paved and half are unpaved. The remaining 16 miles of road are composed of State of New Hampshire roadways.

The major arteries of the road network in Antrim are US Route 202, posted as an east-west road in New Hampshire, but running through Antrim as a north-south corridor, and the State Highways: NH Route 9, NH Route 31, and NH Route 123.

Classification of Roads and Highways in Antrim:

Class I – Trunk Line Highways. Routes 9 and 202.

Class II – State Aid Highways. Routes 31 and 123.

Class V: Rural Highways consist of all other traveled highways that the town has the duty to maintain regularly.

Class VI: Unmaintained Highways are all other existing public ways, including highways discontinued as open highways and made subject to gates and bars, and highways not maintained and repaired in suitable condition for travel thereon by the town for five (5) or more successive years.

Average Daily Traffic by Year

Year:	1997	1999	2000	2001	2002	2003	2005
US 202, south of Rest Area)	4241	4446	4570	4532	4752	4997	*
NH 31, south of NH 9	770	*	830	*	*	730	760
US 202 & NH 31, at Bennington TL	*	6700	*	6500	*	7500	7100
US 202 at Hillsborough TL	*	*	*	*	5700	*	6000
Gregg Lake Rd over Gregg Lake Outlet	*	150	*	*	160	*	130
North Branch Rd over North Branch River	*	70	*	*	70	*	80
Elm Ave over North Branch River	*	330	*	*	270	*	450
NH 31 over Great Brook	1500	1700	*	1600	*	1700	1400
Grove St over Great Brook	*	130	*	*	190	*	140
Summer St over Great Brook	*	690	*	*	840	*	*
High St over Great Brook	*	350	*	*	480	*	450
Water St over Great Brook	*	360	*	*	440	*	510
Depot St over Contoocook River	*	770	*	*	870	*	920



TRAFFIC & TRANSPORTATION

List of Scenic Roads

Access Control

A related component of functional classification is level of access control. Access control manages the frequency of curb cuts along a highway. Curb cut densities are a principal determinant of safety and mobility on highways and preservation of functional classification relies in managing frequency of curb cuts. NHDOT has the authority to control access to and from state routes. There are three levels of access control:

Driveway Permits: All other access to state highways is managed through the state driveway permitting process. The principal criterion for permitting driveways is safety as a function of visibility, posted speed and functional classification with conventional distances of 400 feet on rural roads and 200 feet on urban roads.

Determinations for permitting are carried out by NHDOT Maintenance District personnel following application to NHDOT by property owners or developers.

Controlled Access: The points of access are predetermined and negotiated between NHDOT and the landowners. NHDOT purchases the frontage for the remainder of the property and delimits the access points. Very large properties may only be permitted one or two access points and be required to provide internal circulation.

Limited Access: The most restrictive type of access, it is designed for through traffic, and abutters or other persons have only a limited right of access.

The town may wish to consider developing a formal “Memorandum of Understanding” with NHDOT regarding any permitting of curb cuts along state highways. The memorandum could require applicants to include access management practices in the site development plans for land adjacent to state highways in town prior to the issuance of curb cut permits.

- Bridle Road (from Smith Road to Elm Avenue)
- Craig Road
- Elm Avenue
- Liberty Farm Road
- Meeting House Hill Road (to cemetery)
- Miltimore Road
- Old Brimstone Corner Road
- Old Carr Road
- Old Hancock Road (from Route 31 to Town Line)
- Old Pound Road
- Pierce Lake Road
- Reed Carr Road
- Smith Road
- Turner Hill Road
- Whiton Road



Smith Road, designated as one of Antrim’s Scenic Roads

IMPLEMENTATION PROGRESS

Implementation Action	Time Frame	Status
1. Set development boundaries along a corridor. Ensure that any adjacent sensitive natural resources along a corridor will not be threatened by development.	1-2 years	Not Accomplished
2. Identify areas along highways that can serve as “centers” for commercial development, with access provided by an interior road, rather than from the highway.	1-2 years	Not Accomplished
3. Interconnect developments. Discourage permanent cul-de-sacs and single point of entry developments.	Ongoing	Needs Follow-Up
4. Recognize the advantages of preserving the capacity and free flow characteristics of Antrim’s major collectors and arterial highways that serve as regional corridors.	Ongoing	Ongoing
5. Plan for pedestrian and bicycle connections.	Ongoing	Not Accomplished
6. Develop and adopt a road policy.	1-2 years	Not Accomplished
7. Consider the adoption of an impact fee programs to offset the costs of expanding services and facilities that the town must absorb when new homes, subdivisions or commercial units are constructed in town.	1-5 years	Deemed Not Practical
8. Consider instituting a surcharge on all motor vehicle registration for funding the construction or reconstruction of roads, bridges, public parking areas, sidewalks and bicycle paths.	1-5 years	Not Accomplished
9. Monitor existing land uses and review applications for new land uses to ensure that development is compatible with the road system.	Ongoing	Ongoing
10. Continue to strengthen the capital improvements program.	Ongoing	Ongoing
11. Continue monitoring the progress of the EMRCC and provide representation to CVTC.	Ongoing	Needs Follow-Up
12. Review site plan and subdivision applications with a view to how the parcel relates to neighboring properties and land uses.	Ongoing	Ongoing
13. Consider shared driveways or interior streets in the review lot layouts in a multi-lot subdivision.	Ongoing	Ongoing
14. Review commercial parking lot location and design to encourage locating buildings close to the road and locating the parking on the side or in the rear of the parcel; require shared parking, when feasible, or plan for future shared parking; prohibit parking and loading that requires backing out into the street; and use vegetative buffers between parking lots and roads.	Ongoing	Needs Follow-Up