

Minutes of the Antrim Planning Board Meeting January 18, 1988

Subject: Workshop, Zoning Ordinance

Present: Mike Oldershaw, Sr.; William McCulloch; Rod Zwirner; John Jones; Philip McClintock; Harvey Goodwin, Acting Chairman; Lloyd Henderson, Planning Board Counsel; Rachel Reinstein, Selectman; David Penny, Board of Adjustment; Mary Allen, Chariman, Board of Adjustment; and Robert Panton, Consultant, SWNHRPC.

Harvey Goodwin, Acting Chairman, opened the meeting at approximately 7:00 P.M. He then turned the discussion over to Robert Panton, who addressed the comments received at the Public Hearing held January 13. Article III, #55, Home occupation or Home-based Business in an ammended form was presented to the Board. After some discussion John Jones moved that it be included in the Ordinance in its ammended form, Rod Zwirner second, passed unanimously. William McCulloch questioned item g under Article XI, #19, as presented in an ammended form by Mr. Panton. It was agreed that the ammended Article should be corrected as follows:

Delete the words after ordinance, and insert the words "Exterior storage of materials shall not be within the front, side or rear setback areas." Moved by John Jones, second Rod Zwirner, passed unanimously.

Article III #88 was addressed. After some discussion it was agreed to Change the area of a parking space to be "not less than 162 square feet". Moved by Rod Zwirner, second John Jones, passed unanimously. Later in the evening the turning area as addressed in this same definition was changed to "135 square feet." Passed unanimously.

Article X, Special Exceptions was then addressed. Mr. Panton presented the Board with a copy of some proposed changes he had anticipated as a result of the Public Hearing. On reviewing these changes and after some discussion on the subject of the limitation of one additional unit to a conversion, it was agreed to ammend item A to read as presented in Mr. Panton's proposed changes; under item 1, change the word "is" to "may be"; under 2, ammend to read: "such approval would not adversely affect the neighborhood or otherwise be injurious, obnoxious or offensive."; item 3, to remain as written; item 4, delete the words "Master Plan' and insert the words "Zoning Ordinance"; item 5, to remain as written; item 6, ammended to read: "If the proposed Special Exception is listed in X,D, it must meet all the conditions outlined in the Article." It was agreed to change item C, as written, to D., and to include as C, the item written and presented by Mr. Panton. Ammendments to the new D, we be as follows: D,l,e, delete the words "owner occupied and"; item D,l,f, to read "only dwelling and attatched accessory buildings shall be used for residential conversion apartments; drop item D,l,g; and include "as provided in Article XII in item D,l,i. Moved by John Jones and second by Rod Zwirner to accept these changes as discussed by the Board. Passed unanimously. Conversions as spelled out in Article X, Special Exceptions, limits conversions to one additional unit. The Board discussed this fact and using the rational used for multi-family buildings agreed to ammend Article X,D,h to read "the number of conversion units shall be determined by dividing the let area by 10,000 square feet. However, the maximum number of units shall not exceed 6 units in any dwelling including any attatched structure. Moved to accept these changes as discussed by John Jones second by Rod Zwirner. Passed unanimously.

Article, Lakefront Residential District was the next item to be discussed. Lot frontage was discussed and the Board agreed to amend item C,1,b, to read "Minimum lot frontage-150 feet." and to change item B,1, to add "Home-based business and Occupations. Moved by John Jones and seconded by Rod Zwirner that these changes be incorporated into the Ordinance. Passed unanimously. William McCulloch argued that there should be some economic base in the Lakefront District, for example: boat rental, variety store, restaurant, motel or hotel. No action taken.

The Rural District, Article VII, was then addressed. Under D,1,a the words "for duplexes and" are to be inserted after the word "except" and an item D,1,i will be added "Duplex dwellings (area) shall be on 3 acres. Minimum frontage 300 feet, minimum depth 400 feet." Moved by Rod Zwirner and second by John Jones that these changes be made. Passed unanimously.

A critique of the Ordinance presented to the Board by Harry Page was then taken up. Mr. Page's paper suggested the following changes: Article II,C,10 "Lots in two zoning Districts" after some discussion the Board amended it to extend the lot in the less restrictive district not more than fifty feet into the more restrictive district. The wording to be provided by Mr. Pantan. Moved by John Jones, second Rod Zwirner that these changes be made, passed unanimously.

Article III, Definitions, was taken up next. Article III,B,2 was deleted; B,9 to remain as written; B,19 & 21 were discussed and it was agreed to delete the word "enclosed" from Article III,B,21. Item B,20 as it relates to B,16 was discussed and it was agreed to delete the words "at the front" Items 26, 28, and 30 were reviewed but the wording was not changed. Item 32 was amended to delete all the words after "living units" and place a period at the end of the sentence. Item B,38,g was changed to delete all the words after "common entrances." Items 44,b and 48 were discussed but no changes made. In #98 the words after "designated by the" should be amended to read "Board of Selectmen". Items 110, 118 and 112 were reviewed but no changes made. A question on item B,75, Lot of Record was raised by Counsel, Lloyd Henderson, who felt that there might be a problem with the wording due to changes in the State Statutes. The Board agreed that Attorney Henderson will provide the wording to comply with the Statute.

A letter from Attorney Silas Little was then addressed. The Board took up his points in the same manner as those of Harry Page. The first item was Article IV,Section B,1x, and B,2,c, the words "Zoning Board of Adjustment" to be changed to "Board of Selectmen". Mr. Pantan will make sure that this is consistent throughout the Ordinance. Under Article V,B,3 he questioned the fact that item d "Other accessory uses" had been included under "Special Exception Uses:". After some discussion it was agreed that: item d, under Article V,B,3 should be deleted and included as item d, under Article V,B,2 "Accessory Uses". Article VI,B,3,c, was amended by deleting the words "Cluster housing developments" and adding Article VI,B,d, "Cluster Housing as provided in Article XI. Article VI,C,2,c, was addressed and the consensus was that it remain as written. Article XI,17, Requirements For Multi-Family and Non-Residential Developments, was discussed. Attorney Henderson expressed his opinion that this could be best handled by a Site Plan Review Regulation. After some discussion William McCulloch moved that paragraph 17 be deleted in its entirety to be replaced with a Site Plan Review Regulation to be presented by the Board in the near future. Second Rod Zwirner, passed unanimously

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The Board then addressed the Rural Conservation District as it was presented at the public hearing held December 28, 1987. The consensus of the hearing was in favor of the District but since that meeting there has been some feeling noted against the District. As a result of the hearing and other input from the voters, the Board moved to ammend Article IX,C,1,b, to 4 acres, and to present Article IX, Rural Conservation District to the Town as a separate ballot item. Moved by John Jones and second by Rod Zwirner. The vote went as follows: John Jones, yes; William McCulloch, yes; Philip McClintock, yes; Rod Zwirner, yes; Harvey Goodwin, yes; passed unanimously.

It was agreed that in ammending the Ordinance, Robert Panton, will make the following changes where necessary: Zoning Board of Adjustment to Board of Selectmen; and add Home-Based Business wherever Home Occupation appears.

Mary Allen agreed to prepare a summary of the changes voted on tonight to appear in a paid advertisement in the Peterborough Transcript on Thursday January 21, 1988. Mr. Panton will have copies of the ammended document available for Public perusal by Thursday January 21 in the afternoon. The Board set the date for the second Public Hearing Thursday, February 4, at 7:30 P.M.

Respectfully submitted

Barbara Elia, secretary
Antrim Planning Board