

Minutes of the Antrim Planning Board Meeting May 19, 1988 (Workshop)

Present: Mike Oldershaw, Judy Pratt, David Butler, John Jones, Phil Dwight, Rod Zwirner, Chairman pro tem, and Rachel Reinstein and Edwin Rowehl, Selectmen.

As agreed at a previous meeting Rod Zwirner turned the meeting over to Mike Oldershaw for the purpose of working on the proposed Zoning Ordinance. The Board took up where it left off at the last workshop meeting, Article III, Section B, 12, Animal Hospital, which was ammended as follows: A building used for the treatment, housing or boarding of domestic and farm animals, deleting the words "such as dogs, cats, rabbits and birds or fowl". Sections 13 and 14 will remain as written. Section 15 is ammended as follows: (3) delete the word "major" and delete (5) in its entirety. Section 16 ok as written. Section 17, the Board agreed that "Billboards should also be covered under Article XIV, the sign ordinance. 18. Include the words "whose building area is in excess of 25 square feet"and delete the word "Structure" in the title. 19. Change as follows: "the line of that face of the structure" (change the word building to structure). 20. ok as ammended. 21. Add the words "does not include steps" 22, 23, 24 ok as written. 25. "Zoning Administration Officer" changed to read: Board of Selectmen or their designee". 26. The Board agreed to try to get this redefined by Southwest Regional Planning Commission. They suggested that reference be made to page 26 and 27 of the Subdivision Regulations. 27 ok as written. 28 Add the word "buses"after the word "include". 29 ok as written. At this point the Board interupted their discussion of the Proposed Zoning Ordinance to review a plan presented by Fred and James Blair for a subdivision on Elm Avenue. The Blairs made an explanation of the frontage on lot #1 and presented the Board with their view of the ownership of the right of way. A Public Hearing is scheduled for June 9 at which time the Blairs' will make their presentation.

The Board reopened their review of the Proposed Zoning Ordinance at item 30. The consensus was that this be put in the proper alphabetical order. 31.. Add "and" after "Condominium Act" and change the word "recordation" to "recording". 32 ok as ammended. 33 Add the words "and or structures" after the word "buildings". 34, 35, 36 and 37 ok as written. 38, e, Change the words "three stories" to "two and one half stories". 38, f, Two family (Duplex)--A buliding having two (2) single family dwelling units each with its own exterior entrance.. Delete the words "containing but two families". 38, g, Change as follows: "A building containing one or two floors" add the word "one" and delete the words "or more". 38, h, Delete "accommodating four families" and add "one or" before "two common or party walls". The workshop will resume at item #39 at the next Workshop Meeting, June 2, at 7:00 P.M.

Rachel Reinstein informed the Board of the status of the suit against the Town, The Planning Board and Gary Bergeron brought by Lenoir Franseen, etals. The Lawyers have been talking and they have agreed to an ammended application which will be brought before the Board at their next meeting May 26. The Board questioned if this will be considered a continuance or a new Application. Counsel will be present and he can make this determination.

Rachel Reinstein presented the Board with the Selectmen's interpretation of the items discussed at the May 17 meeting with Brian Shupe of SWRPC and will meet with Counsel, Phil Runyon, to draft a letter on the strength of these points to be presented to Robert Cloutier at the May 26 meeting. Phil Dwight pointed out that he thought that the

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the first order of business on the 26th should be the reading and acceptance of the letter before presenting it to the Applicant. The Board discussed the roads and sewer and water lines in the Cloutier subdivision. Are they public or private?

Mike Oldershaw moved to accept the minutes of the previous meeting. Second Phil Dwight. So moved.

Meeting adjourned at 9:30 P.M.

Respectfully submitted

Barbara L. Elia, Secretary
Antrim Planning Board

Agenda Antrim Planning Board May 26, 1988

Robert Cloutier, Kenneth Cloutier and Normand LaPlante

Maja Gamitri Realty Trust/ Gary and Martha Bergeron

Richard Herman--Liberty Farm Road