

Minutes of the Antrim Planning Board Meeting January 18, 1990

Present: Judith Pratt, Chairman; Nancy Timko; Robert Watterson; Edwin Rowehl, ex officio; Rod Zwirner; David Essex; Egon Ali Oglu, Alternate.

The Chairman opened the meeting and introduced the Board: David Essex, Rod Zwirner, Edwin Rowehl, Robert Watterson, Nancy Timko, sitting for Donald Chambers, and Judith Pratt, Chairman. The purpose of this public hearing is to present a petition warrant article to extend the Rural Conservation District north of Route 9 and the Highway Business District, as presently described in the Antrim Zoning Ordinance. This area will start 1000 feet west of Liberty Farm Road and end at the Stoddard and Windsor town lines. The Chair turned the meeting over to Richard Block, one of the petitioners, to present the warrant article to the public. Block read the letter that had accompanied the article, submitted 12/13/89, in which the petitions requested that Article II, Section B of the Antrim Zoning Ordinance be amended by adding the following paragraph: "In addition, the Rural Conservation District shall include the land north of Route 9 bounded on the west and north by the town line, on the south by the Highway Business District, and on the east by a line running approximately north-south located a distance of 1000' to the west of Liberty Farm Road, as shown on the Antrim Zoning Map Addendum dated December 13, 1989." He indicated that the residents in the area agree with the proposal, which is evidenced by their names on the petition, and he described the area as being remote, inhabited by various forms of wildlife and abutting other areas in adjacent towns which are protected. Scot Bowden expressed an objection stating that he feels that you do not zone for wildlife and suggested that the land could be purchased if there was a desire to preserve it. He also commented on the commercial value of the area for other uses such as tourism. Marion Durling, a property owner on Lovern's Mill Road, spoke for the proposal and stated that the land is very rugged and steep. There were comments on the lack of access roads, and Susan Bartlett spoke in favor of the proposal. Martha Pinello spoke for the proposal commenting that in researching this area she has come upon some Atlantic White Cedar which are estimated to have been in existence for 4000 or more years. she spoke to the fact that the present use of the area could be continued. It was pointed out that this designation would not preclude development as the Highway Business District is 1000 feet from Route 9 on either side. Hearing no further comments the Chair closed the public portion of the public hearing. Ed Rowehl asked about the status of an existing subdivision in this area. It was established that these are five acre lots and the present status would not change. Rowehl made a further comment on an RSA that applies to subdivisions that have not been acted upon within four years. There was further comment on access to this particular subdivision. There was also some discussion about the bridge on Lovern's Mill Road, and Rowehl informed the Board that it is presently under consideration by the State for completion in

1992. The Chair asked the Board's pleasure as to whether they want to recommend or not recommend acceptance of this Article. Rod Zwirner moved that the Board recommend acceptance of the Article. Second David Essex. So moved unanimously.

The Chair addressed the subject of the public hearing on the proposed zoning changes to be heard on Tuesday January 23, 1990. She outlined the procedure that she feels should be followed. The Chair also discussed the proposed show cause hearing to be held January 25, 1990 for the Maja Gamitri Realty Trust (Breezy Point) Cluster Development, conditional approval granted June 14, 1988. She reported that Silas Little, Attorney for the Board, has advised her that the applicant has to indicate to the Board that he is going to act in good faith. Robert Watterson pointed out that the bond has not been posted and that this is the major point. Bergeron has also not maintained the road as agreed. The Board reviewed the file and the maps.

The minutes of the January 11, 1990 meeting were addressed. Ed Rowehl made a correction to the motion on the Barbara Ziegler (estate of) property to read: David Essex moved to approve the subdivision of the Barbara Ziegler property. Edwin Rowehl moved to approve the minutes of January 11, 1990 as corrected. Nancy Timko second. So moved unanimously. David Essex asked about the meeting of Jack Sullivan, buyer of the Goodell property, and the Selectmen. Selectman Ed Rowehl explained that while he was not at this meeting, due to illness, he understood that Sullivan was proposing a mixed use at the Goodell Company location, namely an attorney's office, a day care center, possibly a machine shop, etc. Selectman Rowehl announced that the Selectmen will hold a candidates night and budget hearing February 5, 1990 at 7:30 P.M.

Egon Ali Oglu commented on a meeting that he has had with Jack Sullivan and addressed the possibility of a conflict of interest. The consensus of the Board was that if he stepped down from the Board in any of its business with Mr. Sullivan there would be no conflict. Ali Oglu gave further information on Mr. Sullivan's plans for his property, which he has gained as a result of consultation with the property owner.

Motion to adjourn.

Respectfully submitted,
Barbara Elia