

Current Land Use

Introduction

In order to determine how future land use will take shape, the current land use patterns of a community need to be analyzed. Historic patterns will often indicate where future uses of the land will take place. It is important to understand the ways the land has been used in the past to be able to outline a future land use plan.

Transportation networks, current zoning regulations, economic patterns, and natural features all have an influence on how land is used. Current land use is a snapshot of what activities are occurring on the land. This differs from classifying areas by current zoning regulations. Areas that are zoned for a certain use may not be categorized the same when looking at actual land use. For instance, a lot that is zoned commercial but is standing vacant is classified as an undeveloped or an open space land use. Once converted from vacant to development, that space will then be considered commercial, residential or other appropriate land use categories.

Historically, Antrim, like many New Hampshire towns, was a farming community. Antrim was not left behind in the boon of the Industrial Revolution. Great Brook, with a dramatic drop in elevation of 40 feet in a length of 1,250 feet, was a perfect water supply for the water-powered mills of the time. By the late 1800's, over 20 mills lined Great Brook from Gregg Lake to the Contoocook River. This largely impacted how Antrim was developed. The downtown that exists today is a vestige of the old mill village. As community services, such as the meeting halls, churches, and schools developed in the village, the outlying areas remained rural, giving Antrim the classic New England town and country character.

Increased population growth, evolving household needs and changing social and economic trends all have had, and will continue to have, a direct impact on the landscape of the community. How a community allows its land to be developed has a direct impact on the character of the community, its aesthetics, the affordability of its housing, its transportation patterns and infrastructure and its tax base. Once the natural terrain is developed, reverting land back to its original state is very difficult. This is an important consideration in devising a land use plan. A well prepared land use plan will allow for new growth where it is appropriate while conserving critical environmental features, maintaining places of cultural and historical value, preserving scenic views and protecting neighborhoods. Zoning ordinances, subdivision and site plan regulations need to be written to reflect this vision of maintaining the rural character of the town while providing for new growth as embodied in this master plan.

Natural Features

Much of the land use in Antrim is determined by its landscape. Topography, water, wetland, and soil conditions all have influenced how the land is used. Traditionally, areas that have flatter or gentle sloping land, well-drained soils, and rivers have provided suitable land for development and agriculture. Steep slopes, poorly drained soils and wetland areas are generally prohibitive to such activities and such areas are usually left as undeveloped and possibly placed into conservation. It is easy to see how the current land use follows the same patterns as the underlying natural features.

Topography

Antrim has a varied topography. In the north and east sections, the stream valleys of the Contoocook River and its North Branch are relatively flat. In the western section of town, however, the land forms a ridgeline that extends from the Hancock town line in the south, northward to Route 9 and the North Branch of the Contoocook River. This ridgeline includes the hills of Bald Mountain, Robb Mountain, Willard Mountain, and Tuttle Hill. Also, east of Gregg Lake, there is a steep area that parallels Route 31 north of Antrim center and runs along the south shore of Franklin Pierce Lake.

Water Bodies

Antrim has several lakes and ponds including the significant waterbodies of Willard Pond, Gregg Lake, Steele's Pond, Campbell Pond, Rye Pond and Lily Pond and Franklin Pierce Lake (most of which is in Hillsborough). These are examined in more detail in Chapter V, Water Resources.

Current Land Use Types

The way land is used in Antrim is typical of many small New Hampshire towns. Commercial activity is concentrated along one of the major state roads running through the town, Route 202, while the outlying areas have remained predominantly rural. Land uses in Antrim generally fall into one or more of the following categories.

Residential: Residential land uses include structures and land that are used to provide housing for one or more households. This includes single and multi-family homes along with manufactured homes, apartment buildings, condominiums and seasonal homes. These are scattered throughout Antrim.

Conservation: Conservation lands include land that has been permanently set aside for conservation and that prohibits development. This can include land owned by the town, private conservation organizations and properties subject to conservation easements. Examples are state parks and forests and land conserved by the New Hampshire Audubon Society, The Nature Conservancy and the Society for the Protection of New Hampshire Forests (SPNHF).

Public/Institutional: This category includes establishments and facilities that are supported by and/or used exclusively by the public or non-profit organizations. This includes religious, charitable, fraternal, educational and governmental facilities. Public utilities are included in this category and include facilities such as water and sewage plants and energy plants. Examples include schools, both public and private, municipal buildings, fire stations, library, churches and cemeteries.

Undeveloped: All lands not being used for any of the above uses for any reason. Development may be constrained by physical conditions such as poorly drained soils or simple lack of demand for building in certain areas. This does not include lands that have been protected (see *Conservation Land* above).

Industrial: This includes land and/or facilities used for mining, construction, manufacturing, treatment, packaging, incidental storage, distribution, transportation, communication, electric, gas and sanitary services, and wholesale trade. Industrial uses can include the excavation of materials and lands classified as utilities.

Commercial: This category includes lands and facilities that supply goods and/or services to the general public. This includes restaurants, lodging, grocery stores, service stations and other retail and wholesale establishments. Professional and/or personal services such as financial institutions and medical offices are also considered commercial uses.

Development Patterns, 2002 -2008

Analyzing how Antrim has grown in the seven years from 2002-2008 since the last update of the master plan can help determine how to manage growth in the future. The following table illustrates the activity of the Planning Board during this period.

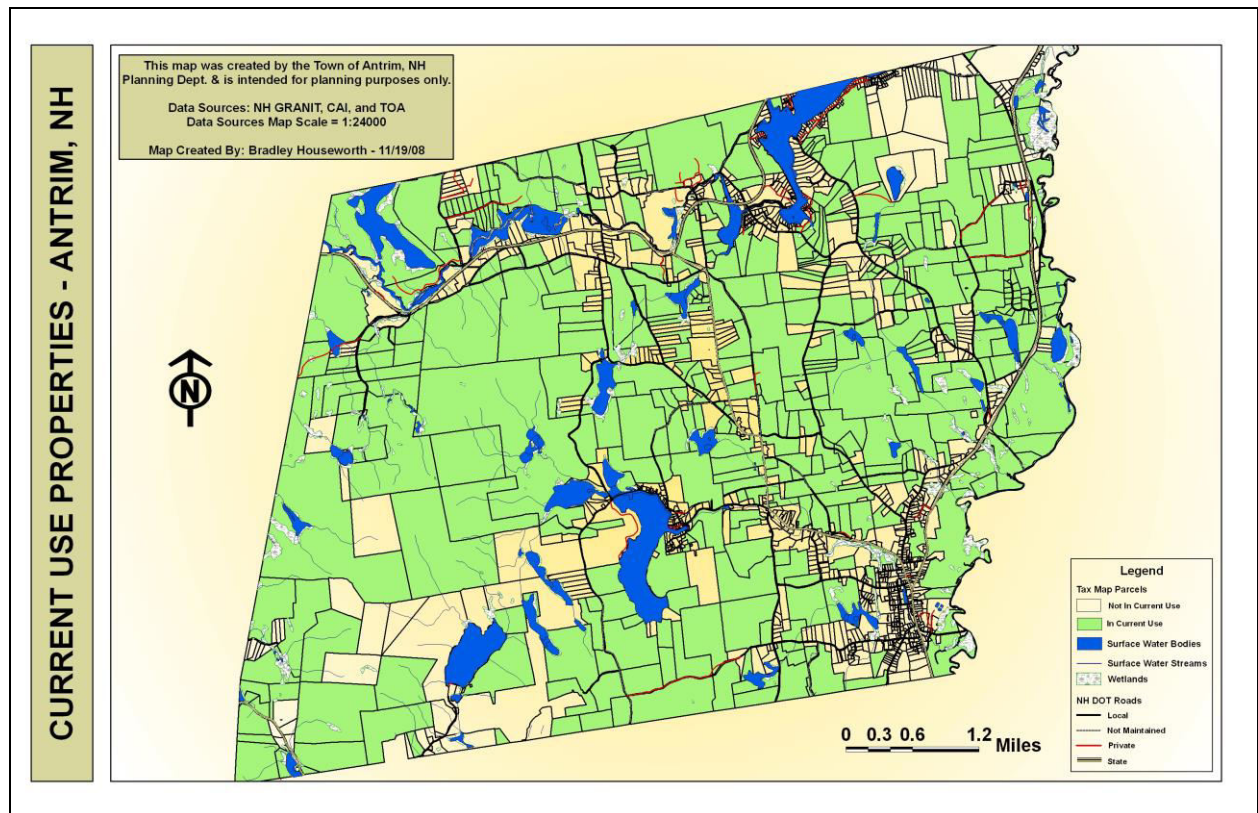
	2002*	2003*	2004	2005	2006	2007	2008
Site Plan Review: major				1		1	
Site Plan Review: minor						5	
Major Subdivision			1	3	4	2	1
Minor Subdivision			12	4	5	2	2
Conceptual Consultation				1	3	5	
Home-based business/occupation					5		1
Excavation Permit			2	1	2	1	
Total new building lots created				39			1

* Information for 2002 and 2003 unavailable

Source: Annual Town Reports, Town Staff

Current Use

Current use is a very popular method of preserving undeveloped land. It is a preferential tax program authorized by NH RSA 79-A, by which land is taxed on its potential to generate income in its existing or current use. Approximately 16,183 acres, 69% of the land in Antrim, is now in current use, as illustrated by the map below.



MapVII-1: Current Use Properties

Current Zoning Regulations

The power to regulate private property is one of the most powerful tools that a town has. In 1925, the New Hampshire State Legislature granted New Hampshire municipalities the ability to adopt zoning. Antrim first adopted zoning in 1989 and has continually updated its ordinances since then. The following is a summary of the major zoning ordinance changes that have taken place since the last master plan was adopted in 2001.

March 2003:

- The Shoreland Protection District Article was adopted to control the development of shorelines along lakes, ponds, rivers and streams in Antrim.

March 2004:

- Conversion Apartments were redefined to require owner residency of one of the dwelling units and to require that the changes to create the conversion apartment be in keeping with the architectural style of the building. Conversion apartments are no longer permitted in attached accessory structures.
- Supplemental regulations were adopted establishing specifications for the construction of duplex buildings.
- Accessory Living Units were defined and requirements for construction and usage were adopted.
- The Lakefront Residential District and Rural Conservation District were amended to allow accessory living units as a special exception use.

March 2005:

- A proposed amendment to allow condominiums and cluster housing as a use permitted by special exception in the Rural District was defeated.
- Amendments to delete the following were passed:
 - multifamily dwellings as a use permitted by special exception in the Rural District;
 - duplex dwellings as a permitted use and multifamily dwellings as a use permitted by special exception in the Rural Conservation District; and
 - duplex dwellings as a permitted use in the Lakefront Residential District but to allow them as a use permitted by special exception.
- The Lakefront Residential District minimum lot size was established as 130,000 square feet with frontage of 300 feet for a duplex.
- Article XIV, Supplemental Regulations, was amended to permit multifamily dwellings only on property served by municipal water and sewer systems.
- A citizens' petition to rezone a portion of Route 9 from Highway Business District to Residential was defeated.

March 2006:

- Another citizens' petition to rezone a portion of Route 9 from Highway Business District to Residential was again defeated.

March 2007:

- Various amendments were adopted, including:
 - establishing the set back for swimming pools to be the same as the set back for structures;
 - eliminating the mirror floor plan requirement of a duplex and disallowing interior egress between the units;

- establishing where on a property accessory living units may be built; and
- establishing the minimum lot size for duplex buildings with more than five (5) bedrooms in the Steep Slope and Wetland Districts.
- New criteria were adopted for home based businesses in order to ensure minimum impact on the surrounding neighborhood.

March 2008:

- An aquifer and wellhead protection district was adopted to preserve, maintain, and protect groundwater supply areas, drinking water sources and surface waters fed by groundwater from contamination.
- The Cluster Housing Development regulations were replaced with a new ordinance, Open Space Residential Development, to encourage flexibility in the design of residential land use.
- The language and criteria for home occupations was amended to make them consistent with those for home based businesses.
- The Sign Ordinance was amended to revise the definition of temporary signs and to clarify the permitted signs in the Village Business District and the Highway Business District.

Current Zoning Districts

Antrim today has twelve Zoning Districts to regulate land use within the town. The following is an overview of those districts. More detailed requirements can be found in the ordinances. The boundaries of the districts can be viewed on the current Zoning Map, available at the Town Hall.

Village Business District

The Village Business District is intended to be a district comprised mainly of small businesses, community and municipal buildings, other public and semi-public uses and residences.

Permitted uses include single family dwellings, duplex dwellings, multifamily dwellings, public and private schools, churches, public utilities, home-based businesses, retail businesses, convenience stores, restaurants, business and professional offices, veterinary clinics, banks and financial institutions, hospitals and nursing homes, motels, hotels, tourist homes, bed and breakfast establishments, funeral homes, social clubs, gasoline service stations, laundromats and dry cleaning establishments, wholesale, warehouse and storage facilities, laboratories, printing and publishing establishments, building materials and supply, recreational facilities, roadside stands, condominiums and cluster developments, elderly housing and light manufacturing.

Accessory uses permitted are any use accessory to a principal permitted use, signs, fences, parking and loading facilities, storage or parking of major recreation equipment and private swimming pools, tennis courts and greenhouses. Uses requiring a special exception are conversion apartments.

Minimum lot size is dependent on whether the property is served by public water and sewer. If it is, the minimum lot size for a single family detached dwelling is 20,000 square feet, with a minimum frontage of 100 feet and minimum depth of 100 feet. Single family dwelling lots without municipal water and sewer require a minimum lot size of 90,000 square feet with a minimum frontage of 200 feet and minimum depth of 200 feet. The maximum height for all buildings is 2 ½ stories or 35 feet, whichever is less.

Highway Business District

The Highway Business District was created to foster the development of commercial and light manufacturing uses, public and semi-public uses and residential uses in the Route 202 and Route 9 corridors and the area just north of Route 9 in the vicinity of North Branch Village.

The uses permitted in the Highway Business District are single family dwellings, duplex dwellings, multifamily dwellings, public and private schools, churches, public utilities, home-based businesses, retail businesses, convenience stores, restaurants, business and professional offices, veterinary clinics, kennels (boarding and/or breeding), banks and financial institutions, hospitals and nursing homes, motels, hotels, tourist homes, bed and breakfast establishments, funeral homes, social clubs, automotive sales, service and rentals, gasoline service stations, laundromats and dry cleaning establishments, wholesale, warehouse and storage facilities, motor freight truck terminals, bulk storage, warehousing truck repair facilities, outside parking for tractor-trailers and employees, truck, recreational vehicle, marine and heavy equipment sales and service, mini-warehouse/storage facilities, beverage and bottling distribution, laboratories, industrial parks, printing and publishing establishments, building materials and supply, recreational vehicle park, recreational facilities, farms and agricultural activities, roadside stands, condominiums and cluster housing developments, light manufacturing, farm employee housing and manufactured housing units.

Accessory uses permitted are any uses accessory to a principal permitted use, signs, fences, parking and loading areas, storage or parking of major recreation equipment and private swimming pools, tennis courts and greenhouses. Uses requiring a special exception are conversion apartments, elderly housing and manufactured housing parks.

Minimum lot size is dependent on whether the property is served by public water and sewer. If it is, the minimum lot size for a single family detached dwelling is 20,000 square feet, with a minimum frontage of 100 feet and minimum depth of 100 feet. Lots without municipal water and sewer require a minimum lot size of 90,000 square feet with a minimum frontage of 200 feet and minimum depth of 200 feet. The maximum height for all buildings is 2 ½ stories or 35 feet, whichever is less.

Residential District

The Residential District was established to provide a diversity of housing types to meet the needs of various ages and interest groups. The district essentially encompasses the residential portion of the town served by the municipal water and sewer system.

Permitted uses include single family dwellings, duplex dwellings, public utilities and home-based businesses. Accessory uses are any uses accessory to a principal permitted use, signs, fences, parking and loading facilities, storage or parking of major recreation equipment, private swimming pools, tennis courts and greenhouses and retail sales of antiques, arts and crafts, handiwork and garden produce when it is an accessory use to a residence. Uses requiring a special exception are multi-family dwellings, public and private schools, churches, social clubs, condominiums and cluster housing developments, conversion apartments, elderly housing and bed and breakfast establishments.

Minimum lot size is dependent on whether the property is served by public water and sewer. If it is, the minimum lot size for a single family detached dwelling is 20,000 square feet, with a minimum frontage of 100 feet and minimum depth of 100 feet. Single family dwelling lots without municipal water and sewer require a minimum lot size of 90,000 square feet with a minimum frontage of 200 feet and minimum depth of 200 feet. The maximum height for all buildings is 2 ½ stories or 35 feet, whichever is less.

Rural District

The Rural District is intended for rural residential dwellings complemented by other traditional rural and/or agricultural uses. The District also permits by special exception certain nonresidential uses that are compatible with the rural character of the District.

Permitted uses include single family dwellings, duplex dwellings, public and private schools, churches, public utilities, home-based businesses, kennels (boarding and/or breeding), public and private recreational facilities, farms and agricultural activities, roadside stands, farm employee housing and manufactured housing units.

Accessory uses permitted are any uses accessory to a principal permitted use, signs, fences, parking and loading facilities, storage or parking of major recreation equipment, private swimming pools, tennis courts and greenhouses and retail sales of antiques, arts and crafts, handiwork and garden produce when it is an accessory use to a residence. Uses requiring a special exception are restaurants, business and professional offices, veterinary clinics, hospitals and nursing homes, motels, hotels, tourist homes, bed and breakfast establishments, social clubs, building materials, recreational vehicle park, conversion apartments, elderly housing, manufactured housing parks and raising animals for their pelt or pelt ranches.

The minimum lot size for all uses except duplexes is 90,000 square feet with a minimum frontage of 200 feet and minimum depth of 200 feet. The maximum height for all buildings is 2 ½ stories or 35 feet, whichever is less.

Lakefront Residential District

The Lakefront Residential District was established in 1998 to protect the town's ponds and lakes from excessive density and to emphasize the protection of water quality and the adjacent shorelines and to maintain and ensure the privacy and tranquility of those who own shoreline or waterfront property. Included in the District are Gregg Lake, Franklin Pierce Lake, Willard Pond, Steele's Pond, Rye Pond and Campbell Pond, specifically the area within 500 feet of the high water mark of these water bodies, unless shown otherwise on the Zoning Map. It is also the intent of the District to provide housing and recreational opportunities for seasonal and year-round residents who prefer to live in single-family detached housing with access to these water bodies.

Permitted uses are single family dwellings and home occupations and home-based businesses. Accessory uses permitted are any uses accessory to a principal permitted use, signs, fences, parking and loading facilities, storage or parking of major recreation equipment and private swimming pools, tennis courts and greenhouses. Uses requiring a special exception are public and private recreational facilities, accessory living units and duplex dwellings.

The minimum lot size for all uses except duplexes is 90,000 square feet with a minimum lot width of 200 feet. The maximum height for all buildings is 2 ½ stories or 35 feet, whichever is less.

Rural Conservation District

The Rural Conservation District, adopted in 1989, is intended to protect, conserve and preserve the remote mountainous portions of Antrim from excessive development pressures and activities that would be detrimental to the unique environmental characteristics and qualities of the District and detract from the peaceful enjoyment and tranquility that this District affords local residents.

Permitted uses include single family dwellings, public and private schools, churches, public utilities, home-based businesses, kennels (boarding and/or breeding), public and private recreational facilities, farms and agricultural activities, roadside stands, stables and riding academies, farm employee housing and manufactured housing units.

Accessory uses permitted are any uses accessory to a principal permitted use, signs, fences, parking and loading facilities, storage or parking of major recreation equipment, private swimming pools, tennis courts and greenhouses and retail sales of antiques, arts and crafts, handiwork and garden produce when it is an accessory use to a residence. Uses requiring a special exception are bed and breakfast establishments, recreational vehicle park, manufactured housing parks, raising animals for their pelt or pelt ranches and accessory living units.

The minimum lot size for all uses is 130,000 square feet with a minimum frontage of 300 feet and minimum lot depth of 300 feet. The maximum height for all buildings is 2 ½ stories or 35 feet, whichever is less.

Overlay and Other Districts

Overlay districts are superimposed upon the above zoning districts so that the regulations pertaining to the overlay districts are in addition to the regulations of the underlying districts. The land within the town may be used if and to the extent that such use is permitted in both the underlying and the overlay district.

Steep Slopes District

The Steep Slopes District, adopted in 1989 and amended in 2007, is an overlay district, covering those areas in the Rural District and areas in other districts that are not served by public water and sewer. It includes all areas shown on the overlay map entitled “Town of Antrim Slopes Map” that show slopes in excess of fifteen percent (15%). The purpose of the District is to reduce damage to streams and lakes from erosion, storm water run-off caused by improper or excessive construction, or effluent from improperly sited sewage disposal systems; to preserve vegetative cover and wildlife habitat; to preserve scenic views; and to protect unique and unusual natural areas.

Permitted uses and uses allowed by special exception in the underlying district are allowed as long as the lot size meets certain requirements set forth as to minimum lot size depending on the percentage of the slope.

Wetlands District

The Wetlands District is also an overlay district covering all the districts of the Zoning Ordinances and includes all areas of wetlands identified by the use of soil surveys, examination of vegetation and/or shown on wetlands maps. The District was established in 1989 and amended in 2008 to guide the use of wetlands in Antrim, to aid in the protection of people and property from the danger of floods by preserving natural floodwater storage areas, and to encourage those uses that can be appropriately and safely located in wetlands areas.

Uses permitted in the underlying districts are only permitted subject to the provisions of the requirements of this article of the Zoning Ordinances. Permitted uses for wetlands are forestry, cultivation and harvesting of agricultural crops, wildlife refuges, parks, and recreation consistent with the intent of this article, open spaces, state approved wetland impoundments, construction of wells and water supply, dry hydrants and fire protection ponds. Detailed provisions govern various other requirements, including lot sizes and special uses.

Shoreland Protection District

The Shoreland Protection District was adopted in 2003 to establish standards for the subdivision, use, and development of shorelands adjacent to public waters for the purpose of minimizing the degradation of shorelands and assuring retention of the benefits provided by such shorelands. The District is also an overlay superimposed over the

conventional existing zoning districts and includes the protected shorelands adjacent to all public waters within Antrim.

Uses prohibited in the District are the establishment or expansion of salt storage yards, automotive junk yards and solid or hazardous waste facilities; the use of fertilizer, except limestone within 25 feet of the reference line of any property; bulk storage of chemicals, petroleum products or hazardous materials; sand and gravel excavations or the processing of excavated materials; and the dumping or disposal of snow and ice collected from roadways or parking areas outside the District. Detailed regulations include restrictions of other uses, provision for natural woodland buffers, the regulation of wastewater disposal systems, the control of and erosion and siltation, and the establishment of minimum lot requirements.

Aquifer and Wellhead Protection District

Adopted in 2008, the Aquifer and Wellhead Protection District was created to preserve, maintain and protect from contamination existing and potential groundwater supply areas, drinking water sources, and surface waters that are fed by groundwater by regulating land uses which could contribute pollutants. An overlay district, it includes all wellhead protections areas approved by the New Hampshire Department of Environmental Services for active water supply wells in Antrim and all stratified drift aquifers shown on the map entitled “Town of Antrim – Aquifer and Wellhead Protection District”, dated January 30, 2007.

All uses permitted or allowed by special exception in the underlying zoning district are permitted, unless they are Prohibited Uses or Conditional Uses under this zoning article. All uses must comply with the performance standards of the Ordinances.

Institutional District

The Institutional District was adopted in 1990 to provide for the orderly establishment of institutional uses in Antrim. It is an overlay of all those parts of Antrim north of Route 9 and east of a line 1000 feet west of Liberty Farm Road. Any use permitted in the underlying district is permitted. Other permitted uses are: hospitals, camps, shelter houses, conference centers, colleges and primary and secondary schools. The minimum lot size is 15 acres, with a minimum lot depth of 300 feet, a maximum building height of 35 feet or 2 ½ stories, whichever is less, and a maximum permanent resident density of 6 per acre.

Floodplain Development District

The Floodplain Development District was established to reduce the hazards on floods upon public health, safety and welfare; to protect areas from flooding caused by land development; to protect the public from the financial burden for flood control and relief; and to protect the quality of the floodplain to absorb, transmit and store runoff. It is intended to protect all lands designated as special flood hazard areas by the Federal Emergency Management Agency and its Flood Insurance Study and associated maps. An

“area of special flood hazard” is land in the floodplain subject to a one percent or greater chance of flooding in any given year. All proposed development in such an area requires a permit, subject to special requirements.

Specific Development Standards

Antrim’s zoning ordinances also set specific standards regulating the use of land that are intended to help guide development. These include regulations concerning home-based businesses, personal wireless service facilities, off-street parking, loading and unloading, non-conforming uses, signs, accessory living units, conversion apartments and so forth. Further detail can be found in the zoning ordinances.

Taxation of Land

The discussion above is a snapshot of how the land in Antrim is zoned. To see how it is actually used, an analysis has been done of the taxation of Antrim’s existing lots. Much of Antrim’s land is taxed as “residential vacant lot”, a category which includes lots of varying size, as demonstrated in the chart below.

Residential Vacant Lots		
	# of lots	Total Acreage
0 acres to < 2 acres	168	85.92
2 acres to < 5 acres	106	323.56
5 acres to < 10 acres	116	735.49
10 acres to < 20 acres	52	705.61
20 acres to < 30 acres	40	939.71
30 acres to < 40 acres	20	666.41
40 acres to < 50 acres	14	641.22
50 acres to < 75 acres	17	1,026.84
75 acres to < 100 acres	6	518.00
100 acres to < 150 acres	11	1,355.09
150 acres to < 200 acres	3	557.00
200 acres to < 300 acres	7	1,723.80
300 acres to 822 acres	4	2,239.70

Source: MuniSmart Tax Program for Antrim, September 30, 2008

The next largest category in terms of acreage is One Family Dwelling. The following chart illustrates the acreage for these 1007 lots.

One Family Dwellings		
	# of lots	Total Acreage
0 acres to < 2 acres	532	366.48
2 acres to < 5 acres	187	533.87
5 acres to < 10 acres	133	855.73
10 acres to < 20 acres	74	1,006.37
20 acres to < 30 acres	27	630.98
30 acres to < 40 acres	19	651.13
40 acres to < 50 acres	12	526.44

50 acres to < 75 acres	9	552.23
75 acres to < 100 acres	6	514.70
100 acres to < 150 acres	8	939.40

Source: MuniSmart Tax Program for Antrim, September 30, 2008

Both of the above charts illustrate that the potential for development of much greater density exists, subject to Antrim's zoning ordinances, the nature of the land, conservation easements and other restrictions.

The following chart summarizes how all the land use in Antrim is categorized for tax purposes. The town has a smattering of two-, three- and four-family dwellings, as well as 24 condominium units at 2 complexes. Elderly housing is provided by Antrim Village and 3 lots are identified as apartment buildings having 5 or more units. Commercial activity is concentrated in the downtown area and on Route 202, but note, however, that the municipal taxation matrix does not include home-based businesses and home occupations.

Tax Code	Description	# of Lots	Total Acres
100	Residential Vacant Lot*	564	11,518.46
101	One Family Dwelling	1,007	6,577.33
102	Two Family Dwelling	25	148.29
103	Three Family Dwelling	7	5.16
104	Four Family Dwelling	7	3.95
109	Single Family & Accessory Apt.	17	98.29
131	Condominium (Summit Avenue & Breezy Point)	24 units on 2 lots	3.5
140	Residential Outbuildings	32	696.83
150	Mobile Home	39	142.38
205	Multiple Houses	2	11.65
301	Service Garage	5	10.98
313	Auto Repair (Dugre)	1	8.59
328	Telephone	1	.22
332	Office Buildings	4	3.12
333	Apartment Building (5 or more units)	3	2.22
334	Bank Buildings	1	2.76
336	Commercial General (includes Maharishi Global Develop. Fund land, Old North Branch Rd., 318 acres)	11	351.79
347	Warehouse General	3	5.23
353	Inn/B&B/Cabins	1	2.40
356	Restaurant/Bars	2	.19
381	Small Retail Store	5	28.38
382	Supermarket	1	1.60
383	Building Supply/Lumber	1	5.10
387	Neighborhood Food Store	1	2.36
393	Store and Apartments	3	.90
397	Elderly Housing	1	5.35
411	Utility Water	1	.11
414	Utility Electric	1	.39
415	Utility Hydro	1	4.20
455	Light Manufacturing	3	7.22

511	Farm, Dairy	1	58.00
900	Exempt:		
	Town of Antrim	61	466.54
	Audubon Society	1	129.00
	Conval School District	1	9.50
	Cemeteries	1	20.90
	NH Fish & Game	1	30.00
	Steele Pond Development	1	14.10
901	Exempt: State	14	294.89
910	Exempt: Religious	3	2.74
920	Exempt: Fraternal	2	.24
930	Exempt: Non-profit Organization	21	1,501.85
940	Exempt: Voted Exemptions (Stone Church)	1	.64

**Of the 564 lots coded for tax purposes as Residential Vacant Lot, 396 are 2 acres or larger.*

Source: MuniSmart Tax Program for Antrim, September 30, 2008

Conclusion

Reviewing how Antrim's land is currently being used and how it has developed is useful in envisioning what Antrim's future may look like. While a sizeable amount of acreage has been permanently conserved, there is still much land available for development, which will have an impact on many aspects of the town. Town services, schools, transportation infrastructure, commercial growth, residential growth and conservation will all be affected. The town has the opportunity to manage the growth that is inevitable by making decisions on future land use. The recommendations contained within this master plan are an effort to help guide the future land use of the town, while preserving its rural quality and small town character, thus acknowledging its past and preparing for its future.