

April 10, 1974

A meeting of the Antrim Planning Board was held on the above date with the following present: William Abbott, Chairman, Col. DeFoe, Harold Grant, Richard Schacht, Charles Gilmore, Robert Morrill, Selectman and Lloyd Henderson, counsel.

Minutes of the last meeting held March 27th were read and approved.

Mr. Abbott reported that the Selectmen had appointed the following to serve on the Board of Adjustments: Robert Flanders, Chairman, Benjamin Pratt, Vice Chairman, Emery Doane, Eric Tenney and William Abbott. Mrs. Catherine Dik will be recommended to serve as an alternate and to perform the duties of a Secretary.

Mr. Abbott was asked by Eric Tenney what steps he had to take to apply for permission to set up a cider press on the Tenney farm. After discussion with the Board, the following procedure has to take place. Mr. Tenney must first go to the Selectman and apply for permission. If they turn it down, it would be referred to the Board of Adjustment. If a variance is granted, it requires a Public Hearing, and the abutters to Mr. Tenney's property have to be notified by mail and inform them of date set for the Hearing.

Mr. Schacht suggested we keep a scrap book of news items and other publicity that apply to the Planning Board and Board of Adjustments. His suggestion was favorably received and left in his hands to carry the idea out.

Robert Black's preliminary plan of "Brookside Acres" with exception of lot #3 will have to have a Public Hearing before it can be approved.

Mr. Henderson stated that the Planning Board administers the subdivision regulations, and proposed changes and additions to that, the zoning ordinances.

The Board approved a motion to review the present subdivision regulations.

There was discussion on steps to implement a Master Plan. The Planning Board has authority to have a Master Plan prepared. Col. DeFoe proposed that a questionnaire be sent to town residents, the results to be reviewed by other town boards and committees as a preliminary step. He will get samples used by other towns for ideas. Also he will apply for copies of Master Plans issued by other towns. Col. DeFoe will bring this material to our next meeting. What procedure to take will be discussed at our next meeting. Mr. Schacht is to contact the Land Use Foundation to inquire what help they might be able to give to us in the preparation of a Master Plan. A soil map is needed for the Plan.

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It was noted that the large map we had prepared for zoning is our present incomplete Master Plan.

Mr. Abbott was appointed to sit in on the Conservation Committee Meetings. This is in accordance with State rules, that a Planning Board member be represented on that Committee.

Counsel informed the Board that it is up to the Selectmen to enforce violations of zoning regulations. Planning Board is not the enforcing body but can report violations to the Selectmen for their action. Also Planning Board should not directly get involved in these matters.

Further discussion on Robert Black's Lot #3 in his development. He applies to the Selectmen for variance on this lot. Then it will be turned over to the Board of Adjustments. If it is granted, then Mr. Black submits the proposed final plat to Planning Board. A Public Hearing has to be held, and Mr. Black will have to notify all abutters by mail of such hearing before final approval is granted.

The Board asked Selectman Mr. Morrill what action they had taken on the Tax Map. He reported that to date no contact has been negotiated.

Meeting adjourned at 10:30 P. . M.

Harold P. Grant
Secretary Pro Tem.