

Minutes of the Antrim Planning Board - June 26, 1980

The meeting was called to order at 7:35 p.m. by the Chairman, and the following members were present:

Jim Dennison, Chairman
Fred Elia
Harvey Goodwin, Vice Chairman
Lloyd Henderson, Counsel
Jon Medved, Secretary

Public Hearing - Elderly Housing

The Chairman made introductory remarks covering two important points regarding this public hearing: 1. the purpose of the hearing was to review the proposed amendment (not to debate the merits of Elderly Housing in Antrim), and 2. to elicit careful scrutiny of the amendment so as not to eliminate any of the proposed sites. The following key elements of the proposal were discussed at the public hearing.

Definition of a Building - It was pointed out that according to technical definition, a fire wall between two stories would constitute separate buildings.

2½ Story Ceiling Limits - It was pointed out that HUD standards do not allow for buildings above two stories. Additionally, viewpoints were expressed regarding the pluses and minuses of one versus two story buildings. Some members of the audience recommended that buildings contain six units per floor and be allowed to be two stories high (for a total of twelve living units).

Subdivision Regulations - There was some confusion regarding currently existing subdivision regulations regarding whether or not the construction of second or third buildings might constitute a subdivision and therefore, require Planning Board approval each time an additional building was erected.

Set-Back Regulations - Several of the attendees indicated that the set-back regulation of 125' severely limits the amount of usable land available for building the proposed Elderly Housing projects.

Parking Spaces - The proposed ratio of one parking space per two living units was questioned by the audience. Additionally, one member recommended covered parking spaces or carports as a way to aid the elderly during the winter months.

Revisions to Elderly Housing Amendment

Based upon the public hearing the following revisions were agreed upon by the Board:

Definition of a Building - It was decided that buildings should be non-contiguous structures.

2½ Story Ceiling Limits - The height of acceptable buildings would be 2 stories. Additionally, the number of dwelling units per building was set at six units if it is a one story building, and eight units if it is a two story building (four over four).

Subdivision Regulations - It was decided to add words to the effect that individual dwelling units/number of buildings would not constitute a subdivision.

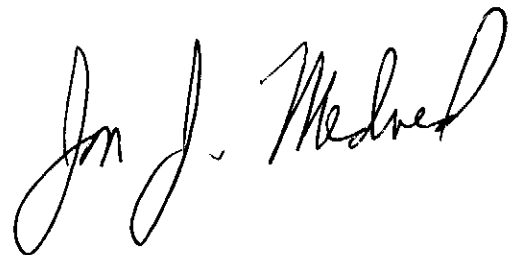
Set-Back Regulations - Set-backs were established at 50' from the edge of the paved road and 20' from lot lines side and back.

Parking Spaces - Parking was set at one space per two units for residents. Additionally, one space per four units should be provided for visitors.

The Chairman agreed to draft the above revisions in appropriate form and present them at the next Planning Board session. Appropriate advertising and public notice will be run after the next meeting.

The next meeting will be held July 10, 1980 at 7:30 p.m.

Upon motion duly made and seconded the meeting was adjourned at 10:50 p.m.

A handwritten signature in cursive script, reading "Jim J. Medved". The signature is written in dark ink on a white background.