

Minutes of the Antrim Planning Board Meeting May 5, 1988

Present: Judy Pratt, Mike Oldershaw, Rod Zwirner, Chairman protem, Phil Dwight, and Rachel Reinstein

The Chairman, Rod Zwirner, opened the meeting at 7:15 P.M. and turned it over to Mike Oldershaw, who conducted a workshop on the proposed Zoning Ordinance as agreed by the Board. The Board reviewed the Ordinance as ammended as a result of the the Public Hearing held January 13, 1988 and a review meeting on January 18, 1988.

Article I, Rod Zwirner discussed at length Section B. Purpose, and emphasized the importance of this section of the Ordinance, other items were discussed but no changes made.

Article 11. Under Section A it was agreed to add item 6 Rural Conservation. There was some discussion on Article B, but no changes were made. Under Section C., Boundaries, item 10, lots in two zoning districts, the consensus of the Board was that the item, as written, did not address the problem and that the Board would seek counsel from the Town Attorney. The Board then discussed item 8 and agreed to delete the words "Zoning Officer".

Article 111. Under Section B, item 3, Judy Pratt suggested and the Board agreed to delete the superfluous use of the word "and" and to add "Tree Farming" after "orchards". As to items 4 through 7 the Board agreed that, due to the fact that anything to do with Airports is controlled by Federal and State Regulations, the Board will consult with the Attorney and asks him to review these items and advise them. Judy Pratt suggested that in items 9 and 10 the points be numbered as they are in item 15. After some discussion it was agreed to eliminate the words "or interior" in item 9. In item 11 it was agreed to place a period after the words "Zoning Map." and delete the rest of the definition. The Zoning Workshop ended at this point to be taken up at the next Workshop Meeting May 19, at this point the Board will start with Article 111, Section B, 12.

The meeting resumed under the Chairmanship of Rod Zwirner. Harry Paige submitted a plan to the Board for the subdivision of a 18 acre parcel located on Elm Avenue into three lots, a 2 acre lot, a 5 acre lot, and a 10 acre lot. He presented a deed showing two points of access off of Route 202 and a Purchase and Sales Agreement showing his interest in the Property. Rachel Reinstein suggested that SWNHRPC review the plans as the agreement with them is in effect May 1, 1988. The secretary will send the plans and a copy of the minutes to the SWNHRPC and Rachel will be talking to them.

The plan for a boundary line change submitted by Elizabeth and Paul Matthis and Ken Moore at the last meeting was reviewed. The consensus was that there was no problem but the Board would need an actual survey and the secretary should send a copy of page 14 of the Subdivision regulations and they can let the Board know when they are ready.

The Board then reviewed the plans submitted by Fred Blair of Elm Avenue. Judy Pratt questioned the drainage as the categories shown on the map are too high to be buildable. There was some concern that the property was too wet and that this could result in a health hazard. Another concern was that there is no frontage on lot #4. It was suggested that the Applicant inquire from the State the status of the property said to be owned by the State and to document same, pending review of the plans by SWNHRPC.

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A request by Richard Herman for a meeting before the Board was then addressed. The Board agreed to meet with Mr. Herman at their meeting May 26, and the secretary will ask him to have some specific information about his plans for his property on Liberty Farm Road.

The Board addressed the subject of the Cloutier Cluster Development on West Street. Rachel Reinstein had information from the Road Agent on the cost of normal road improvements without the development would be \$50,000.00. Some comment was made as to the desirability of locating the second access road by the Fire Station on Route 31. It was agreed that the Chairman will call Mr. Cloutier and inform him that at the Board's Work session they have determined that the Board has grave doubts about the plan and that the Board will meet with Cloutier after reviewing the plan with SWNHRPC. The scheduled date will be by May 26. Phil Dwight suggested that the Board have a list of questions and that Counsel should attend this meeting.

Moved by Mike Oldershaw and seconded by Phil Dwight that the minutes of the previous meeting be accepted. So Moved.

Meeting adjourned at 10:00 P.M.

Respectfully submitted,

B. L. Elia

Barbara L. Elia, Secretary
Antrim Planning Board