

Minutes of the Antrim Planning Board Meeting June 2, 1988, Workshop

Present: Mike Oldershaw, Judy Pratt, William McCulloch, Robert Watterson, Rod Zwirner, John Jones and Rachel Reinstein and Edwin Rowehl, Selectmen. William McCulloch chaired the meeting.

The Chairman turned the meeting over to Mike Oldershaw to continue working on the proposed Zoning Ordinance as agreed at a previous meeting. This evening the Board will start with Article III, Section B, item #39, Dwelling Unit: The question of the definition of kitchen was raised and the consensus of the Board was that the definition as printed about covered the subject with the following changes: the word "included" should be changed to "includes" and "comprising of a minimum of 400 square feet of living space" should be added. The Board agreed to delete #40. #41 was ammended as follows: The second sentence should read "The earth sheltered dwelling shall be designed to be an energy efficient structure." deleting "and is not considered a cellar dwelling. #42 is ok as written. #43 delete third line from the bottom to the end of the definition. #44, a, ok as written. #44, b ammended to read "A group of not more than 2 adults and their children." #45 is ammended to read "Any parcel of land used for gain in the raising of agricultural products." everything else is deleted. #46 and #47 are all right as written. #48 in the last sentence change the word "exterior" to "interior". #49 ok as written. #50 place a period after the word "vehicles" and ~~eliminate~~ the proviso. #51 place a period after the words "minor repairs" and eliminate the rest of the definition. #52 and #53 ok as written. #54 is ammended to read "The cultivation of herbs, fruits, flowers or vegetables on a piece of ground. Delete the rest of the definition. #55 accepted as ammended at the January Public hearing. #56, #57 and #58 ok as written. #59 ammended to read "Signs which are illuminated by electricity." #60 ok as written. The Board agreed to delete item #61. #62 was ammended to read "Any worn, cast-off or discarded article or material which is ready for destruction or which has been collected or stored for sale, resale, salvage or conversion to some other use." Delete the last sentence of Item #62 as written. Item #63 ok as written. At this point the Board agreed to insert the definition for Kennel: "The establishment for the raising, boarding or breeding of dogs or cats." #64. Land Development: was ammended as follows: add the words "one or more of the following:" to the first paragraph. Item d to read as follows: The construction of new residential, commercial or industrial structures. and delete item e. Item #65 the first sentence to read "A business premises equipped with individual clothes washing machines and or dryers and dry cleaning machines for the use of retail customers," the rest of the definition to remain as written. The Board agreed to stop work on the Ordinance and continue with its regular business at this point. The Board will start with Definition #66 at the next scheduled Workshop Meeting.

William McCulloch raised the subject of the Blair Subdivision on Elm Avenue for which there will be a Public Hearing on June 9. The Board discussed the frontage on the lot in question and discussed the 6 acre lot and the possibility of a restriction that lot #1 not be subdivided at some future date because of the wetland problem. Mike Oldershaw informed the Board that he will not sit for this Hearing because of a possible conflict. The Harwick Subdivision, which will be heard on the same evening was also reviewed. The Board discussed confirming the fact that the pins have been set.

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Mike Oldershaw moved to accept the minutes of the previous meeting changing the spelling of the word "mute" to "moot". Second Bob Watterson. So moved.

Rod Zwirner reported to the Board that he had walked the 1800 feet of road on Liberty Farm Road that Richard Herman had asked about improving. The Road Agent has been consulted and the Board discussed the ledge and steepness of the road. The Board also discussed the feasibility of a gravel road as opposed to the value of blacktopping.

It was confirmed that the Maja Gamitri Realty Trust/Gary Bergeron Public Hearing will be scheduled for June 23, 1988.

Meeting adjourned at 10:10 P.M.

Respectfully submitted,

Barbara L. Elia, Secretary
Antrim Planning Board