

Minutes of the Antrim Planning Board Meeting March 9, 1989

Present: Rod Zwirner, Mike Oldershaw, Sr., David Essex, Edwin Rowehl, Judith Pratt, Chairman.

The Chairman opened the meeting at 7:30 P.M. It was brought to the attention of the Board by a taxpayer, Harry Page, that light manufacturing, containing 36,000 square feet of total interior space, was omitted from the Village Business District in the new Zoning Ordinance and it was recommended that it be reviewed in the near future and submitted to the Town in the proper manner. The consensus of the Board was that there are other corrections that could be made and perhaps they can be taken up at a Special Town Meeting. Edwin Rowehl observed that this should be done as soon as possible. Harry Page suggested that the Board post the amendments as soon as the Ordinance is voted on.

The Chairman asked the Board's pleasure about signing a form from the Office of State Planning relative to the Post Office being located across the street from the present Post Office. This form was forwarded to the Board by the SWRPC. Mike Oldershaw stated that there is more than one site available. There are other suitable locations. Rod Zwirner expressed the opinion that this was the best site. The consensus of the Board being that there is an area that will accommodate a Post Office. This will be indicated on the form when the Chairman signs it.

Robert Halvorsen, Subdivision of 58.751 acres into three lots. The Board reviewed the plans and checklist. Mike Oldershaw expressed the concern about the location of the septic system of the existing house. The Board will get information on the present septic system from the Applicant. The Public Hearing was scheduled for April 13, 1989 at 7:30 P.M.

Harry Page, Application for Annexation. #183-III to Kincaid Const. #183-II to Gary Stacy. The Applicant presented the Board with two applications and copies of the plans, he stated that there was State Approval of septic on lot #183-I. He also has a building permit for this lot which is 3.8 acres with 620 foot frontage. The Applicant stated that there will be a walking easement across the property which will be indicated on the plan. Page commented that the line for the lakefront residential district was not indicated on the Halvorsen plan. The Chairman will talk to Halvorsen and inform him of this. Page also suggested a method of numbering lots in order that they can be followed when searching titles. A Public Hearing on the Page Annexations was scheduled for April 13, 1989 at 7:30 P.M.

Roger Croteau met with the Board to ask about the classification for his property. He would like to put a restaurant in the store. He wants to make 3 stores where presently there are two. The Board suggested that he ask the Selectmen for a Building Permit.

The Board reviewed the Master Plan update and Capital Improvement Plan submitted by SWRPC and went on to consider the Site Plan Review Regulation. The Chairman asked the Board to consider whether or not they wanted to combine Site Plan Review with updating the Subdivision Regulations. The Chair asked for a proposal. Mike Oldershaw suggested that the Board go through the Milford Plan Section by Section, comparing it to the first draft submitted by Attorney Little and then make a decision.

- Section 1, Authority--accept as written
- 2, Purpose--This was lacking a few words which will be included. David Essex will write a paragraph describing the Purpose.
 - 3, Definitions-- It was suggested that this be compared to Milford's Article. Mike Oldershaw will do this.
 - 4, Procedure-- The Chair observed that this is fairly well outlined but the Board should include that after preliminary discussion the Applicant will submit a Completed Application within six months of the Preliminary Discussion. Judy Pratt will work this up. The Board concurs with the six months time limit and agreed to leave the fifteen day time frame for scheduling a Public Hearing. Mike Oldershaw suggested a provision for something different for a minor site plan. This could be based on square footage and would protect the small property owner. This will be included under Section 5.

Mike Oldershaw suggested that the Board require a written statement describing the proposed use in detail. It was agreed to require 3 copies of the plan. After further discussion of the minor site plan it was agreed that the Chairman, Judith Pratt, will work on this. Mike Oldershaw asked Selectman, Rowehl if the Selectmen had a method for naming streets. Rowehl will see if there is a list of street names and get it for the Board. Chairman Pratt commented that the Board should see that everything the Town wants is included. She will work on this and submit her review to the Board. It was agreed that Rod Zwirner will take the Erosion Control Plan for Review, Judy Pratt will take Easements, Deed Restrictions, Dedications, Covenants, etc. Mike Oldershaw will take #15 and expand it incorporating some of the Milford Section into it. The Board will get to Performance Bonds and start there on April 6.

Ed Rowehl reported to the Board on his attendance of a meeting in Concord on Impact Fees. He has written a draft of a letter to be sent to State Representatives by the Selectmen. This he read to the Board. This letter asks the Representatives to support HB758 and HB744. Judy Pratt asked about the Hunt Bill which excluded schools.. This will be amended to include schools.

Rod Zwirner reported on his attendance of a Stoddard Planning Board Meeting at which Thurston Williams proposed 95 units for the Robb Reservoir area. The concern that this will spill over into Antrim was stated. Board Counsel is aware of the situation and it will be watched.

Mike Oldershaw asked if the Northeast Farms Plans have been returned by SWRPC. The Chairman said that she had given a copy of the plan to Dan Watt of the Conservation Commission.

Mike Oldershaw also commented on a map for the Zoning Ordinance. He asked if SWRPC could draw in the zones and duplicate for the Ordinance. The Town could add \$1.00 to the cost to cover expenses. Judy Pratt will talk to Bob Panton if the Zoning Ordinance passes.

The Board addressed the minutes of the March 2, 1989 meeting. Mike Oldershaw amended the minutes to read: (under paragraph 1 page 2) Mike Oldershaw stated that this is an existing lot and the Board is not obligated to look at the project closely.

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Mike Oldershaw moved to accept the minutes of March 2 as amended.
Second David Essex. So moved.

Mike Oldershaw thanked Judith Pratt for the fine report in the Town
Report for 1988.

David Essex moved to adjourn. Second Edwin Rowehl. So moved
Meeting adjourned at 9:45 P.M.

Respectfully Submitted,

Barbara L. Elia, Secretary
Antrim Planning Board