

Minutes of the Antrim Planning Board Meeting April 6, 1989

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

Judith Pratt, Chairman, opened the meeting at 7:15 P.M. She reported her conversation with Attorney Silas Little relative to the procedure to enact a site plan review ordinance. He said that once the Public Hearing is scheduled no building permits should be issued until after the Public Hearing is held or the ordinance is enacted. She also reported a conversation with Mary Allen, Chairman, Board of Adjustment, relative to the omission of light industry in the Village Business District. Mary Allen explained that it was purposely excluded by a meeting of the joint committee on the advice of Robert Panton of the SWRPC as there is no area in the VBD for it to be considered. It was not left out accidentally the Committee wanted to encourage development in the HBD. Mike Oldershaw expressed the opinion that it should be discussed further and that the VBD should be considered for light industry. The Chairman said that this should be included in the list of things to be considered, namely: Light Industry in the VBD; Minimum lot width in the Rural Area; Road frontage requirements for lake front property; Changes in the Hawthorne College Area; Back lots. Harry Page called the Board's attention to a problem he has with page 49, the Wetlands portion of the Ordinance. He asked how a street can be built without disturbing the ground. Judith Pratt will confer with Attorney Little and point<sup>out</sup> the things in question. Page also argued that Wetlands do not include open water, lakes, streams, rivers. It was reported that Selectman, Rachel Reinstein, has resigned from the SWRPC and that the Town needs two delegates to the Commission. David Essex will consider this if he can get information on what will be required of him. Robert Panton of the SWRPC would like to schedule a meeting on maps and other things. It was suggested that the next worksession would be a good time. (April 20)

Judith Pratt brought up the subject of a problem with a subdivision made by Robert and Carolyn Watterson at a Public Hearing held June 26, 1986. The mylar has not been signed and upon referring to the minutes it was noted that there were only two members present at that hearing and that a verbal vote was taken over the phone. The Chair asked the Board's pleasure. The consensus was that phone calls do not make legal meetings. The Chairman will talk to Bob Watterson and get his input.

Harry Page had another question that is: If a building permit is issued is it grandfathered. Mike Oldershaw was of the opinion that it is grandfathered but would like the attorney's opinion. Page also asked if an existing lot has to meet the 50% dry contiguous land requirement in the wetlands area and if the change to include light industry in the VBD will have to wait until the Site Plan Review Ordinance is complete. Pratt asked for discussion from the Board, the consensus being that the Board will work on both. The Chairman expressed the opinion that the Board should get working on the Site Plan Review.

Site Plan Review The consensus of the Board was to include "Purpose" as written. It was agreed to add the following definitions to those included in the Antrim Zoning Ordinance: Active and Substantial Development; Block; Block length; Dwelling unit; Engineer; Lot; Lot of record (replace); Minimum building set back lines; Principal route of access; Private way; Person; Recreational vehicle; Street; Temporary dwelling; Reserve strip; Road; Arterial Streets; Collector streets; Subdivider. It was also agreed to add the following to the Non conforming use definition: Does not conform with regulations of the district in which it is located. Under Wetlands the Board would like to rethink the definition of "yard" The Board agreed to include "Procedure" as it is written. Under Minor Site Plan the Board agreed to add "h. The lot number, area of the parcel and street frontage." and to include the words " wetlands and buffer" to i. This change will also be made to 9 of the Major Site Plan. The Board also agreed to add the words "Including the 50 foot intrusion into the less restrictive district" to 4 of the Major Site Plan. Mike Oldershaw asked that a definition for "erosion be included to Article IX of the Milford plan. and that the phrase "Soil erosion and sedimentation requirements set forth in Article \_\_\_\_\_ (to be numbered)." Harry Page suggested that a Road easement clause be included. He also suggested a lot numbering system. The Board discussed deacceleration lanes and were informed that the attorney feels that they do not need to be included. The question of driveway permits was raised with the consensus being that this will be addressed at a later date. The Board discussed the Authority for Site Plan Review and agreed to add it to the regulation. This discussion will be continued at the workshop meeting April 20 with Judith Pratt reporting on General Standards and Requirements, Mike Oldershaw taking Inspection, Approval and Acceptance. Mike will also work on as built drawings as a requirement for final approval. David Essex will work on a checklist for both major and minor developments. Ed Rowehl reported on his work on roads. He presented a list of the name, the aka, class, status, and date designated. Ed feels that further information is needed and he intends to add length and width to this report.

The minutes of the March 23 meeting were reviewed. David Essex pointed out an error in spelling. On page 2 Mike Salera was misspelled. David Essex moved that the minutes be approved as corrected. Second Edwin Rowehl. So moved

The agenda for April 20 will be: Spencer Bennet; Judith Jones; and Bob Panton; and Site Plan Review.

David Cutter met with the Board for an informal discussion of his development of the Hyland property (proposed). He asked about the requirements for a right of way both public and private. It was established that the width must be twelve wide plus permanent easements. Ed Rowehl pointed out that the road must meet Town specifications. questions were raised about potential traffic problems and the point was made that private roads often become public.

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David Essex raised the subject of the Ricupero proposal and the fact that the Board of Adjustment would like a stronger recommendation from the Board. The Chairman expressed the opinion that the Board of Adjustment is a Board of Appeal and should be kept separate. Rod Zwirner reported that Dan Watt of the Conservation Commission had walked the property with Ricupero and as a result of this walk submitted the Board's recommendation to the Board of Adjustment. The consensus of the Planning Board is that it has no jurisdiction at this point.

Mike Oldershaw moved to adjourn. So moved.

Respectfully submitted,

Barbara L. Elia, Secretary