

Minutes of the Antrim Planning Board Meeting April 13, 1989

Present: Edwin Rowehl, ex officio Selectman; William Suydam, Selectman Alternate; David Essex; Rod Zwirner; Judith Pratt, Chairman.

The Chairman informed the Board that Robert Panton of SWRPC would meet with them on April 27. She also reported on her consultation with Attorney Little in regard to questions raised at the last meeting. In Little's opinion a building permit is good for the year in which it is issued, and an existing lot of record could get a variance if it could meet setbacks and dry area requirements. As to the conflict in the wetlands ordinance, an individual could get a Special Exception to put in a road or driveway with State approval. The Chairman submitted a first draft of what has been done on the Site Plan Review to date, she said that she would get to the lot numbering next time. The Chair asked David Essex to edit the copy.

Craig Sprague, representing Edmund and Eva Sprague in the matter of a Public Hearing on the subdivision of a 13.65 acre parcel located on Maple Avenue, presented his case. The bounds have been set and he has permission for access off Route 202. He stated that he has a private arrangement with his father, Edmund Sprague, to enter off Maple Avenue. There were no abutters present. After some discussion about the location of the driveway, Edwin Rowehl moved to accept the Application. Second Rod Zwirner. So moved. Rod Zwirner moved to accept the subdivision. Second David Essex. So moved. Mylar and copies will be signed Monday. The Chair signed one copy of the plan for the bank.

Robert Halverson represented himself at a public hearing in the matter of the subdivision of a 58 acre parcel into 3 lots. Halverson assured the Board that all pins have been set and that there is ample frontage on route 31 and Old North Branch Road. Sally Harpe Kampf, abutter, asked about plans for the house. Steve LaSala asked if there are any plans for future development and expressed his concern for the wildlife which presently inhabits the area. LaSala also expressed concern for the wetlands in the area. Halverson stated that he had no definite plans for the property. Edwin Rowehl moved to accept the Application. David Essex second. So moved. Robert Watterson asked for clarification on the access to lot number 984-1. Halverson said that he plans to use the State access to Route 31. The culvert system is already in place. Watterson also asked about certification of the system on lot #984. The Applicant has the approval #37570 which he will supply to the Board when the mylar and copies are signed. Rod Zwirner moved to accept the subdivision subject to receipt of septic approval from WSPCC. Second Bob Watterson. So moved.

Harry Page/ Kincaid Construction/ Gary and Kathleen Stacy. This a Public Hearing for two annexations. Two hearings were warned. Harry Page presented the plan. This is a 7 acre parcel on Gregg Lake Road. The Applicant plans to annex lot #183-II, 2.4 acres to Gary P. and Kathleen Stacy. He also plans to annex lot #183-III to Kincaid Construction Corporation, retaining lot #183-I for Harry E. Paige. After some discussion about proper frontage, setbacks, etc., Rod Zwirner moved to accept the Application. Edwin Rowehl second. So moved.

There were abutters present but no one spoke. Edwin Rowehl moved to accept the plan. Robert Watterson second. So moved. The Chairman signed the mylar and copies.

STEVE

Glen Noble with his surveyor, Don Mellen, met with the Board to seek advice. He and his parents own two lots on Pierce Lake. (0.7 acres and 1.3 acres) He would like to combine the lots and make a new boundary line. Questions were raised about the legal aspects of the proposal he presently has two lots of record and if they are combined and then subdivided what would be the legal status? A suggestion was made to consult with the Board Attorney. No formal Application was submitted. Selectman's Alternate, Bill Suydam, recommended that the Board ask the Board of Selectmen for their input. Mellen asked for tentative approval of the boundary line adjustment, then the Applicant could go to the Selectmen and then the Board of Adjustment if necessary. Robert Watterson raised the question: Can you make a boundary line adjustment on two non-conforming lots and still have two non-conforming lots? No decision was made.

Edmund and Lorraine Hebert represented by Don Mellen submitted an Application for the subdivision of a ten acre parcel of land located on Route 31. Mellen outlined the proposal and asked the Board to schedule a Public Hearing. Hearing scheduled for May 11, 1989 at 7:30.

W. Gordon and Mary E. Allen represented by Don Mellen presented a plan to be signed for recording purposes only. Robert Watterson moved that the Chairman sign the plan as presented. Rod Zwirner second. So moved. The Plan was signed by the Chairman, Judith Pratt and a copy was left with the Board. Mellen also presented a plan for a three lot subdivision for property owned by the Allen's on the other side of Smith Road. Some questions were raised about the strip at the back of lot #2. There was some discussion about reserve and spite strips. It was suggested that the Chairman talk to the Board Attorney about this plan. Robert Watterson suggested that the Applicant could use a covenant to put restrictions on a lot if desired. A Public Hearing was scheduled for May 25, 1989 at 7:30.

Minutes April 6, 1989 It was pointed out that in reference to Watterson Public Hearing June 26, 1986, the Board does not know whether or not the mylar was signed. Robert Watterson said that he believes that it was signed. The minutes will be corrected to reflect this. David Essex suggested that the word Board as it pertains to Dan Watt's letter be changed to "Commission". The minutes will be amended to reflect this. Rod Zwirner moved to accept the minutes as amended. Edwin Rowehl second. So moved.

Watterson, June 26, 1986 The Chairman reported that Board Attorney feels that this was not a legal meeting and should be redone. Questions about notifying current abutters were raised as some of the property has changed hands, the status of building permits, etc. It was established that this will be discussed at the next meeting.

Minutes of the Antrim Planning Board Meeting April 13, 1989  
page 3

Discussion about the Planning Board's input to the Board of Adjustment on the Ricupero matter was raised. It was pointed out that the Board's recommendation would be part of the Board of Adjustment's record as it pertains to the Special Exception.

Meeting adjourned at 10:00 P.M.

Respectfully submitted,

Barbara L. Elia, Secretary  
Antrim Planning Board