

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; Robert Watterson; David Essex; Rod Zwirner; Donald Chambers.

Judith Pratt opened the meeting at 7:30 P.M. The first item taken up was the proposed subdivision of the property owned by the Estate of Barbara Ziegler and the annexation of one of the lots to property of Clark L. and Frances L. Ziegler. The Chair brought up the fact that the Barbara Ziegler application has not been signed by the executor. The consensus on the Board was that there should be something in the file signed by the Executor of the estate, Douglas Ley.

The Board reviewed the Application of Frank and Lillian Watterson for a two lot subdivision on West Street. Robert Watterson explained the proposal to the Board. Watterson would like to schedule the public hearing for July 27, 1989. So scheduled.

Mary Allen for the the continued hearing on the proposed subdivision of her property on Smith Road of June 8, 1989. Mary Allen stated that she is not prepared to show a plan with the conservation easement. Allen informed the Board if it is not possible to grant the Conservation Easement they will have to make lot # 2 smaller. She asked if a new Public Hearing will have to be scheduled. There was some discussion about the need for Subdivision Approval from the State. It was determined that if the lot is over five acres this is not necessary. The septic system is only one year old and the Allen's have the operational permit. They would have to reschedule if the lot is made smaller but if there were a conservation easement it would not have to be rescheduled. Allen will inform the Board through the secretary of just what the Allen's plan to do. The Allen Hearing adjourned until July 13, 1989.

Richard and Judith Jones. The Board reviewed plans for a two lot subdivision of land on Miltmore road. The Board questioned whether or not the ledges were indicated on the plan. Rowehl asked that slopes be indicated. Watterson asked that the Applicant verify the fact that there is an area for a minimum lot. He also pointed out that the whole parcel should be surveyed not just the area to be subdivided. The Chair asked the Board's pleasure. Ask for a survey of lot A as well as lot B and the Board needs assurances that there is adequate land for a building lot on lot B as prescribed by the steep slope ordinance. Zwirner spoke to the fact that if plans have full contours indicated the plans could be used as a source of information for the Town. The secretary will call on Monday and inform McKenny of the requirements.

The Board reviewed the Ziegler Plans. The Chair pointed out an area of questionable ownership as it is indicated on the plan. There was a great deal of discussion about subdividing property with questionable title. Watterson pointed out the area of encroachment indicated on the plan and suggested that this be

cleared up at the time the subdivision takes place. The Chair asked just what the Board's authority is. The Chair will ask Attorney Little about the questions raised by this discussion. Since the Clark and Frances Zieglers own the adjoining lot the Board would like them to extend the line on Holt Hill Road so that the lot will be more in conformance. As the plan stands they are increasing a nonconforming lot. The executor of the Estate of Barbara Ziegler should sign an authorization stating that he is aware of the subdivision. 617-439-4700 telephone number of the executor.

Site Plan Review was next on the agenda. The Board members were asked for comments. #7 Minor site plan. one inch to 100 feet everywhere else it is one inch to 50 feet. Watterson asked why. It was explained that not as much detail is needed as this applies to additions of 600 feet or less. Change drawing size to 22 x 34 page 10. The consensus it to change the size to no greater than one inch to one hundred feet. This will be changed throughout the document. Page 8 #9-and #11 The use of wetland buffer in each place. #9 Location of all setbacks for building and wetlands, and buffer zones. (change) Page 9 include : "3. Approval from the Antrim Sewer and Water Departments". Add Driveway Approval from the State or the Town as worded elsewhere in the document. Editing change B.l.a. Page 11. Change wording as was changed on page 8. Page 15 at bottom: Took off of page 16 and left it on 15. Page 22 another change as to the plan size and scale. Discussed the degree of accuracy required for the survey. Page 33 do. Page 35 #3-Scale no greater than one inch to 100 feet, to be consistent. Page 10 a typo in paragraph 2. "in effect" page 12 2a change to "or" The Board reviewed the changes made per the comments by Attorney Little and SWRPC taken up at the last meeting. Page 6 C.1 Change submission to "acceptance" Strike "or Secretary". Page 22 #10 one inch to one hundred feet. Rewrite #3 on page 24 to comply with page 27. (for minor unfinished work). Page 29 #7 Edit it start with the word "If the proposed use provides for, etc". Page 28 #3 Change the word "eliminate" to "minimize" Page 33 " include in #2 permits for driveways. Page 34 #4 Board of Selectmen are the enforcing body. Page 35 #4a Change qualified to certified as done on the previous page. Page 36 include reference to minimum standards as it pertains to the Flood Hazard Area. Essex referred to parking and loading setbacks as they are outlined in the Zoning Ordinance and asked if they should be included in the Site Plan Review.

Essex Reported on his attendance at the annual meeting of the SWRPC, the election of officers of same, the approval of the budget and a review of the accomplishments of the SWRPC for the past year.

The Chair returned to the Site Plan. She asked when it should be posted. The Chair pointed out that the corrections made tonight were on the advice of SWRPC and Attorney Silas Little. Asked the Board's Pleasure should they have it typed now or

after the Public Hearing. Move to post the Site Plan as corrected tonight and have it typed when it is in its final form. Rod Zwirner moved. Don Chambers Second. So moved unanimously. David Essex moved to hold the Public Hearing on July 20 at 7:30 P.M. Rod Zwirner second So moved unanimously. Vote to taken by the Board on July 27, 1989.

The Chair took up the definitions. The Chair pointed out that these definitions could be taken up at the same Public Hearing as a part of the Subdivision Regulations. Rod Zwirner moved to post the definitions to be added to the Subdivision Regulations. Second Bob Watterson. So moved unanimously. Definitions to be presented at the Public Hearing on July 20. Moved Rod Zwirner Second David Essex. So moved unanimously.

Minutes of July 15. Change the word than to that. Robert Watterson moved to accept minutes with editing changes. Second Don Chambers. So moved unanimously.

Robert Watterson moved to adjourn. Second Don Chambers. So moved.

Respectfully submitted,

Barbara Elia, Secretary
Antrim Planning Board