

Minutes of the Antrim Planning Board Meeting October 26, 1989

Present: Judith Pratt, Chairman; Donald Chambers; Nancy Timko, Alternate; Bill Suydam, ex officio; Rod Zwirner; Robert Watterson; Egon Ali Oglu, Alternate.

The Chairman opened the meeting at 7:30 P.M. She introduced the Board, Donald Chambers, Rod Zwirner, Bill Suydam, Nancy Timko and Judith Pratt. Mark Tenney, local nurseryman, was introduced and he addressed the Board on the matter of trees. He stated that after consulting with Chase Tree Service, they came to the conclusion that the maple trees are in their majority, as most of the trees are in evidence in the Centennial pictures. He also reported that at one time the Town had elected to plant trees of different species between the old trees, and he addressed the disease that affects maples and how it is transmitted. He expressed his belief that most of the maples have this disease and should not be replanted with this same species. He reported that approximately twenty trees were planted in the mid-seventies and that there have been two more plantings since. He addressed the problems of acid rain and road salt. Tenney suggested that the Board be aware that maples, while they are not in danger of going the way of the elm and the chestnut, take thirty or forty years to get a good tree. The trees in question were old and diseased and would probably not have lasted more than five years. Don Chambers asked some questions about the maples and about aesthetics. Tenney addressed the species selection and he suggested a choice of species to try to make Main Street as uniform as possible. He suggested a Town nursery where people could buy trees. He also commented on the cost of sizable trees. Nelkins raised the subject of elm trees. Mark Tenney expressed the opinion that elms were out of the question. His suggestion was to use native plants. Rod Zwirner suggested little leaf linden. Tenney commented on a nursery that the Town had considered which was to be located on the Hurlin property but it was found that the soil was not sufficient to support such an endeavor. In regard to the selection of species Tenney recommended that Antrim be considered as zone 3. Tenney stated that there are no commercial wholesale operations stocking the Liberty Elm. Nelkins suggested that people who are clearing property donate trees to the Town. The Chair questioned the authority of the Planning Board in this matter. Tenney asked the Board to be aware that probably the property is infected with the virus and suggested the use of other species to avoid the present situation. Nelkins addressed the subject of ozone depletion and made further comments on other wild cards in nature. The Chair stated that the Board was only trying to do what is best for the Town. Tenney made a statement about his credentials and practical knowledge. Robert Watterson asked about locating the trees considering that a road might be widened. Tenney suggested that for safe planting go twenty feet beyond the apron of the road. The Board having no further questions, the Chair thanked Mark Tenney for his contribution.

The Chair continued the meeting of two weeks ago and commented that, this is not a Public Hearing and no vote will be taken. She also stated that she had made an error at that meeting by saying that the trees were not on the map and they were. She observed that at the time the Board was concerned with the road. She also addressed the fact that the road will be there far longer than the trees as noted by Tenney in his presentation. David Cutter was in attendance and the Board noted that he has planted a maple tree at this location. The Chair commented on the conflict of interest of any member of the Board. Egon Ali Oglu stepped down because he has made a public statement about the trees. She outlined the procedure to be followed. The Chair asked Cutter if he had any ideas about landscaping at this time. Ali Oglu asked why Cutter had placed the tree at that location. Cutter commented on the fact that the Lions Club has made a request that this property be a location of a permanent Christmas tree. He said that while he will cooperate but he does not want the Board to tell him what to do. Ali Oglu commented on Cutter's position. The Chair made a statement to the effect that Cutter has acted within his rights. The Chair commented that Cutter has responded to a request that he come in and discuss this problem and stated her reasons for having Tenney present. Nelkins asked if the Board would consider putting the trees under a bonding provision in the future. The Chair observed that this is not a public hearing, it is a formal discussion. Watterson spoke to the fact that Cutter was asked to come in because he was not present at the meeting two weeks ago when Nelkins and Ali-Oglu protested that the trees had been taken down. He commented that the Selectmen's representative had indicated to the Board that there were questions about these trees and the Board would like to relay to the developer this concern that the Town is expressing. Ali Oglu commented on the grades on the property. Cutter stated that this commentary is after the fact. Ali Oglu asked whether or not this plan should have been approved in the first place. He expressed the opinion that this is an inappropriate development. Bill Suydam observed that this discussion was after the fact. There was further discussion on the steepness of the slope. Road requirements were discussed. Zwirner commented on bonding and suggested that the Board consider Nelkins comments. Watterson commented on the feedback that the Board of Selectmen have received. Cutter observed that the Site Plan was accepted as complete. Watterson stated that the Planning Board is under the opinion that what was approved was the road and the post office. The timing was such that all the discussion was on the post office. Cutter commented that the building plan meets all Town requirements. Nelkins made further comments. Watterson stated that in light of developments perhaps the Board should look at the plan more closely. Suydam expressed the opinion that perhaps the Board moved quickly to meet Cutter's timetable and by the same token he should consider the Board's position. Ali Oglu commented on the grade difference between the property to the West of this property. Cutter stated that there will be a drop and it will be landscaped to prevent erosion. Don Chambers addressed the subject of aesthetics and

expressed the opinion that the Board should concern itself with how the project appears to the public. He asked how this problem can be addressed. The Chair questioned what is possible under the law, and suggested that research in that direction should be done. Ali Oglu expressed concern for the Town's image. Suydam made a statement about the side view of the second building and he suggested that this is the primary concern. Cutter stated that he has asked that the road be treated as a private road because he is bound by the road requirements and the building is placed in the only way that it can be considering the location of the road. Watterson expressed the opinion that the fact that the side of the building faced the road is objectionable. The Chair felt that the bone of contention was the seven cars to be parked within the fifty foot setback. The Chair asked if the project would be jeopardized if there were seven less parking spaces. Cutter observed that he had used the parking spaces to get square foot area in the retail space. Nelkins expressed the concern that there is no visibility from the road. There was further discussion of the plan. Cutter asked when he can come back for further discussion before the Board and asked if it would be necessary to hold formal public hearing. Cutter asked if the Board could consider a foundation permit. The Chair told him that they have no authority in this matter. Watterson stated that he did not believe that there is a problem with the footprint of the building but the concern is that it is with parking. The consensus of the Board was that the Board had approved post office only. Watterson expressed the hope that the project would be completed as soon as possible. Cutter will attend the workshop meeting November 2, 1989.

Pratt asked Robert Watterson about the zoning maps that he has been working on. The plan is to follow property lines to delineate the zones. Watterson suggested that after reviewing the map there should be some consideration for a set of rules. perhaps using property lines etc. Ali Oglu suggested that Watterson make some overlays outlining suggested changes. Pratt reported that she has worked with Mike Tardiff of SWRPC on making corrections to the map. Zwirner suggested that both lot lines and terrain be considered in determining the lines.

The Chair reported on a conversation with Carol Ogilvie, she will be meeting with the Board when she has something new on the population plan. SWRPC will be in contact with the Board when she is ready to make her report. The Chair also reported that Phil Dwight has an application for a site plan review for an antique shop. A Public Hearing will be scheduled for December 13, 1989. The KDK plan will be reviewed next week.

David Essex arrived late and reported on the SWRPC meeting which he attended this evening in Keene. The Regional Planning Commission is using a computer system to do mapping and needs funding.

Pratt reported on the visual impact meeting held at the Harris Center last Saturday.

Shelly Nelkins asked when the zoning changes will be discussed. The Chair quoted the timetable for changes to be made by public petition. Nelkins asked about the recommendations from within the Board. The Chair stated that the Board has not reached any conclusions about changes, the subject hasn't been discussed at this point.

Minutes October 19, 1989. Some spelling corrections were pointed out. Bill Suydam moved to accept the minutes as corrected. Second Rod Zwirner. So moved.

Motion was made to adjourn.

Respectfully submitted,

Barbara Elia, Secretary