

Minutes of the Antrim Planning Board Meeting December 7, 1989

Present: Judith Pratt, Chairman; Ed Rowehl, ex officio; Donald Chambers; Rod Zwirner; David Essex; Nancy Timko, Alternate.

Richard Block met with the Board to discuss a proposed petition Warrant Article to expand the Rural Conservation District. The Board advised him of the procedure for submitting a petition Article to change zoning. It must be submitted by December 13 to be eligible to be included in the 1990 Warrant.

Chairman Pratt reported that Attorney Silas Little has told her not to write a letter for the Cruise Family Trust. He advised that the Cruise lawyer should write the letter.

Maja Gamitri Realty Trust. The Board Attorney, Silas Little, has advised the Board that they should hold a Public Hearing so that Maja Gamitri can show cause why the Board should not withdraw its approval of his development. Rod Zwirner raised the question of conflict on the part of Silas Little. There was further discussion of the reasons why this action should be taken.

The Chair called the Board's attention to a letter from the Board of Selectmen relative to the KDK proposal. She also passed a copy of a letter from Board Chairman, Judith Pratt, to Silas Little requesting advice as to the Board's jurisdiction in the matter of this proposal.

The Board reviewed a sample letter of credit offered by Town Attorney, Bart Mayer. Pratt suggested some changes to the second paragraph, change wording to: "By the Planning Board and their designated agent". She also suggested that, should the applicant fail to complete the project, the Town may not want to complete the road and the bond could be used to simply grade, seed and restore the property. As a result of this change it was agreed to change page two of the letter of credit, line 5, "the funds so forwarded to the Town Treasurer shall be used exclusively for the purpose of completing the improvements which are guaranteed by this Letter of Credit or to grade, seed and restore the property". There was further discussion of the letter and its purpose.

Zoning Changes: Nonconforming uses of structures and land was discussed, the consensus was to ask the Attorney for his input on this subject. Light Manufacturing was discussed, as a result of this discussion it was agreed to change the word "industrial" to "manufacturing" in A. Purpose under Article V. Highway Business District. It was also agreed to add "Light Manufacturing" under Special Exceptions of Article IV, Village Business District. It was further agreed that these changes should be reflected in the Definitions. David Essex, raised the subject of floor area ratio and as a result of these discussions it was agreed to limit the height of the building to 35 feet, and to delete e., f., and g.

Light Manufacturing in the Village Business District was discussed at length. Essex spoke to the desirability of including the definition with the designation in the Village Business District. The Chair asked if the Article including Light Manufacturing in the Village Business District should be separate. The consensus being that it should be a separate Article. Chairman Pratt will prepare these for the Attorney and SWRPC to review. The next subject addressed was Administration and Enforcement, Article XVII. It was agreed to add "Site Plan approval, by the Planning Board, for multifamily and nonresidential developments is required prior to application for a building permit." to paragraph D.1. It was also agreed to delete "Requests for planning board review, etc." from Section E.1. It was also determined that "conversion apartments" should be excluded from Site Plan Review and to add "Light Manufacturing" to the definitions. A definition of "frontage" will also be included in the Ordinance. On the advice of Board Attorney, the Flood Plain Ordinance will be added after the wetlands ordinance. There was further discussion of the accuracy of the flood maps. It was agreed to locate the Flood Plain Ordinance after page 53 and number the following articles consecutively.

Harry Page presented an application for the subdivision of the Barbara Ziegler property for the purpose of annexing a piece of that property to the property of Clark and Frances Ziegler. A Public Hearing was scheduled for January 11, 1990 at 7:30 P.M.

The Chair presented a rough draft of a Roads Policy from the Selectmen's Office, for the Board's review. Selectman, Ed Rowehl explained the proposal, and outlined the reasons for establishing such a policy which will be adopted by the Board of Selectmen after review by the Town Attorney.

Minutes November 30. David Essex pointed out that the fact that he is an abutter in the matter of the Cruise condo question and excused himself from the discussion, was omitted from the minutes. David Essex moved to accept the minutes as amended. Second Don Chambers. So moved.

The minutes of the joint meeting with the Board of Adjustment December 5, 1989 were addressed. The spelling of the word ever at the top of the second page was corrected. Donald Chambers moved to accept the minutes of December with spelling corrections. Second Rod Zwirner. So moved.

Motion to adjourn. So moved.

Respectfully submitted,

Barbara Elia, Secretary