

Minutes of the Antrim Planning Board Meeting December 14, 1989

Present: Judith Pratt, Chairman; Donald Chambers; Edwin Rowehl, ex officio; David Essex; Robert Watterson; Nancy Timko, Alternate; Barbara Elia, Alternate.

Judith Pratt, Chairman, opened the meeting at 7:30 P.M. The Chair informed the Board that as a result of consultation with Board Attorney, Silas Little, it has been determined that other members of the Board may be designated as acting Chairman for specific Public Hearings.

David Essex took over as Chair in the matter of the Site Plan Review for Philip and Ann Dwight. The Board sitting for this hearing was: Nancy Timko, Judith Pratt, Barbara Elia, and Robert Watterson. Selectman Ed Rowehl and Donald Chambers stepped down as they were abutters in the this matter. Philip Dwight presented his proposal which is for a small retail shop for artists and craftspersons, and selling some antiques. The hours will be from 9A.M. until 6P.M. The report from the Building Inspector was read. David Essex asked about the size of the retail area which was stated as approximately 24' x 24' or about 576sf. Essex also asked about the distance from the edge of the property to the intersection of Meeting House Hill and Route 31. This was established as approximately 80'. Don Chambers, an abutter, spoke in favor of this proposal. There were no comments against. The question about the need for a Site Plan Review was raised and Selectman, Ed Rowehl, answered that all businesses require a Site Plan Review. Harry Page spoke for the proposal. Essex closed the public hearing and the Board went into deliberations. Judith Pratt moved to accept the Application. Nancy Timko second. There was some discussion of the parking area and site distance. So moved unanimously. Judith Pratt moved to approve the site plan for the home based business. Second Nancy Timko. So moved, Site Plan approved unanimously.

Ed Rowehl and Don Chambers returned to the Board to sit for the matter of a three lot Subdivision of property owned by Joe Winsten on Route 9. The Applicant's representative, Mike Lambert came before the Board to ask for a continuance. The continuance was granted and the hearing will be rescheduled for January 11, 1990. The subject of the location of an existing septic system was raised and Mr. Lambert assured the Board that it is indeed lower than fifty feet from the boundary line. He also explained that there is also a well forty five feet from the building and that the septic system is a pump system. It was established that the existing building is a commercial building and that the zoning of commercial does apply. There was some discussion of the status of the so called Windsor Road. It was established that the Applicant would need a curb cut onto route 9 for proposed lot #325-B.

KDK Corporation continued Public Hearing: Site Plan Review for a six unit apartment building on DeBart Lane. This Hearing was

chaired by Donald Chambers. A letter from the Fire Chief on the subject of this proposal was read. The letter contained a request to move the fire hydrant to the front of the parking lot, to which the applicant agreed and he will be putting another hydrant at the location the fire chief has indicated. Rowehl asked if there was adequate area for a fire truck to turn. It was stated that this had not been requested by the Fire Chief. Chambers commented on the site review done by the Board and noted the problems with DeBart Lane and the congestion in this area. He commented on the need for a review by an engineer to address special concerns as outlined by the Board. Chambers stated that he has been trying to contact Road Agent, Bob Varnum, about this proposal. Rowehl commented on the effect of added traffic to the bridge on Grove Street. He also commented on the safety. There was further discussion on the possibility of making DeBart Lane one way and how it will affect the flow of traffic. The suggestion that it be one way from Hilton to Grove was made. The need for a review by an engineer was reiterated. Rowehl spoke to the need for storm water drainage control on Grove Street as this construction could cause flooding onto the neighboring property. Mellen commented that the culvert was indicated on the plan because there is water there now. The purpose of the culvert is to avoid flooding. Harry Page commented on the history of the establishment of zoning regulations to allow multifamily housing. He noted that there is adequate area to accommodate more units than are proposed. He also stated that the Board of Adjustment had recommended that the applicant use the DeBart Lane access. He further stated that there are other one lane bridges in Town which are in use. The Chair, Donald Chambers stated that he supports the proposal but is concerned with traffic in the area. Page commented that West Street would have been a better access. Pratt commented that the Planning Board can make recommendations about the road but the Selectmen are the controlling Board in the matter of roads. Page commented on the fact that this is an unfair situation. Chambers again commented on the need for an engineer, in order that a decision can be made in a responsible manner. Pratt addressed the question about whether the road should be paved or unpaved. Steve Schacht spoke further on the matter of paving. The subject of a one way street was discussed further. Harry Page called the Board's attention to subdivisions created in the area of Grove Street within the last few years. There was further discussion on the status of the road. Arguments on whether or not this road is class V or Class VI were heard. Page commented on the five year maintenance law, and the fact that this road was not voted as a Class VI road. Pratt reported on the opinion of the Planning Board Attorney on this matter. Selectman Suydam commented on the reasons why the Board of Adjustment directed the entrance away from West Street, the reason being that the Police Chief and the Road Agent were concerned with additional traffic in the area of the school. Watterson commented on the Monadnock Group Home and the fact that there are two homes on the other end of the Lane. He suggested the use of the other entrance to Hilton Avenue. Steve Schacht spoke to the fact that Wilson had improved the road at his own

cost. Page made a statement about the traffic flow onto West Street. Mellon observed that the road went upgrade at that location. Bill Suydam made a comment on the site distance at the Hilton Avenue entrance. Pratt observed that the road was presently in use. Chambers again stated that the Board needs input from an engineer. Mellen argued that the Applicant has hired an engineer to accomplish the recommendations of the Board of Adjustment. Schacht asked about how the expense of such an engineer will be borne. It was established that this expense will be borne by the Applicant as provided for in the Site Plan Review Regulation. There was further argument about the need for an independent engineer, the cost of which to be borne by the Applicant. Pratt stated that the Board had an estimate of \$500.00 for such a review. There was discussion of the status of the Application. Ed Rowehl commented on the Board of Adjustment recommendation for the use of DeBart Lane as an access and that it is a recommendation only. It was noted that the advantage of this proposal is that it is on sewer and water and that the children can walk to school. Robert Watterson moved to accept the Application. Judith Pratt second. So moved. David Essex commented on the need for affordable housing and the fact that this proposal is on sewer and water. He also made further comments on the authority of this Board in this matter. He remarked on the need for improvement of the Grove Street Bridge and the ramifications of assessing a developer the costs of same. Rowehl stated that the Selectmen's concern was for the cost to the Town. If the bridge needs to be widened it will directly affect the tax rate. Nancy Timko asked how the determination to widen the bridges was made. Rowehl stated that this is the Selectmen's responsibility to bring it to the Town at Town Meeting. Robert Watterson suggested that the Board get a written quote from B. G. Miller, Engineer, so that there will be no possibility of an overrun. Bill Suydam asked if this proposal covers all the bases and observed that the Board would want this to be complete. It was reiterated that the Selectmen have authority in the matter of the road. Rowehl questioned whether or not this review would cover the access roads. After further discussion it was established that there are three issues to be reviewed; drainage to road, specifically if there would be a problem with drainage onto Grove Street; since the road is inadequate per the Subdivision Regulations should DeBart Lane be made one way; and a review of the site distance as it pertains to the exit onto Grove Street. Rowehl asked about drainage and widening of Grove Street and commented that it is the Planning Board's responsibility to address these problems. Essex further comments on the drainage on Grove St and observed that it drains toward the brook. Mellen asked if the Selectmen will accept the report of the engineer. Selectman Suydam stated that this could not be determined at this time. There were further comments on the need for a dredge and fill permit. Mellen asked if the Board of Selectmen would want to accept this road as Class V. There was discussion of the process to return a road to Class V status. The Chair called for a motion. David Essex made the motion that the Board hire an independent engineer to review this proposal as

stated above. Second Rod Zwirner. The vote: David Essex yes; Rod Zwirner, yes; Robert Watterson, no; Edwin Rowehl, reluctant yes; Judith Pratt, yes. Motion carried. A motion to collect a bond of \$500. from the Applicant for such an engineering review was made by Rod Zwirner. Second Judith Pratt. The Vote: David Essex, yes; Rod Zwirner, yes; Robert Watterson, no; Judith Pratt, yes; Edwin Rowehl, yes. So moved. The Board set the date for the continuance of this Public Hearing for January 4, 1990 if the report from the engineer has been received. In the event the report is delayed the continuance will be January 11, 1990. It was established that the Board will ask for a written estimate for the proposal.

Chairman, Judith Pratt asked the Board about signing plans for recording purposes only. She asked the Board if it is permissible for the Chairman to sign plans, for recording purposes only, at the Town Office at a time other than a Planning Board Hearing. The consensus being that if it is indeed only a survey of an existing lot this will be permissible.

Chairman Pratt submitted a copy of the Zoning Changes, she explained the changes to the Board and asked them to review them to be discussed at a later date.

The Chair raised the subject of the Maja Gamitri Realty Trust Development and asked the Board about holding a show cause hearing to terminate the subdivision approval because the Applicant has not tendered his bond for the Road. Attorney, Silas Little, has suggested this action and after discussion of Little's position in this matter it was established that he is presently acting for the Board and the Town. There was discussion of the condition of Breezy Point Road and it was noted that Gary Bergeron has not honored his commitment to the Town in the matter of the Bond and the maintenance of Breezy Point Road. Watterson expressed concern for the position of the owners of the condominiums. The Board set the date for the Show Cause hearing to be January 25, 1990. Donald Chambers will chair this meeting.

The need for a Public Hearing on the Petition Warrant Article to extend the Rural Conservation District was discussed. The Chair noted that the Planning Board can, after the Public Hearing, make a recommendation for or against this proposal. It was determined that the Public Hearing will be held January 18, 1990 and that David Essex will chair.

The Chair asked Essex and Chambers about the status of the work on redrawing the lines of the Residential and Village Business Districts using property lines. They will endeavor to have it ready for the meeting December 21, 1989.

David Essex raised the subject of the college as an area for Light Industry. He commented on the fact that all inquiries into this location have been for institutional uses. Essex also asked about using local papers to disburse information about the Board

allowing Light manufacturing in the Village Business District. The Chair asked The Board for its thinking on Hawthorne College. Rowehl asked if the change could be accomplished within the time frame. Chambers and Essex will be working on the map Monday night.

Minutes of the December 7 Meeting. Donald Chambers moved to accept as submitted. Second Nancy Timko. So moved.

Motion to adjourn. So moved.

Respectfully submitted,

Barbara Elia, Secretary
Antrim Planning Board