

Minutes of the Antrim Planning Board Meeting February 15, 1990

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; Rod Zwirner; Barbara Elia; David Essex.

The Chairman, Judith Pratt, opened the meeting at 7:30 P.M. The purpose of the hearing was to meet with Jack Sullivan, new owner of the Chicago Cutlery property. Attorney Joe Byk, representing the owner, Jack Sullivan, presented a proposal for the use of the existing buildings, these buildings to be broken up into no more than twenty units such units to be marketed as condos. Sullivan plans to renovate the property and improve the outside appearance by extensive landscaping. The proposed use will be basically arts and crafts and antiques. He also has plans for a day care center, an establishment dealing in computer parts and an attorney's office. His plans for the four story building are to remove the freight elevator, landscape, and to sell the space by the floor. He has plans to rebuild the existing bridge and is considering another entrance over the brook. The subjects of traffic flow, parking and lighting were discussed. Joseph Byk explained the commercial condominium concept and commented on the desirability of such an idea. He pointed out that the individual owners of the units would own the land in common. Byk defines this as a minor subdivision and expressed the opinion that approval for this proposal could be accomplished in one public hearing, he also questioned the need for site plan review. The Chair pointed out that a site plan review would be required as this is a change of use. Byk further suggested that this could be done under the Minor Site Plan Review. Pratt stated that a regular site plan review would be necessary. Ed Rowehl concurred. Byk suggested that waivers of some of the requirements be considered and he made reference to the taxes that would be generated by this proposal. Virginia Rowehl asked about the type of business' to be encouraged. It was established that there will be no heavy manufacturing. Rowehl asked about access to the parking area on the right. Sullivan agreed that it will be from the rear. All windows will be retrofitted. Sullivan asked about making changes to the property while the review process is taking place, specifically the removal of some trees and clean up of the interior of the property. The Chair stated that unless these trees encroached on the right of way, it is his right to do what he wants on his property. It was determined that access will be off Route 202 and High Street, and that the use will be primarily retail. Sullivan expressed a desire to have some sort of eating place locate on the property. Virginia Rowehl asked about the time frame. Sullivan expressed the hope that the project will be substantially complete this summer, commenting that the inside will be developed by individual owners. Rowehl raised the subject of the 25 foot area as addressed under Special Provisions of the Wetlands District. There was some discussion of the requirement for a variance or special exception. Byk questioned the need for such a variance or special exception. The Chair stated that this is the decision of the Board of Adjustment. There was further discussion of the

definition of a wetland. Chairman Pratt suggested that the Selectmen get an opinion from the Town attorney on this subject. It was established that approval could be given with contingencies. Sullivan stated his desire to clean up the property. Reference was made to the distance of the terraces from the brook and it was pointed out that this distance must be greater than twenty five feet. Sullivan asked for advice on signs and was referred to the ZBA. Rowehl established that this hearing was conceptual only and that no binding decisions can be made. Sullivan asked for another hearing with the Board and Attorney Byk asked about a joint meeting with the ZBA which would be informational only. Chairman Pratt suggested a regular site plan review and commented on the advisability of the same as this is a large project. The Board expressed the desire to view the site. The Chair expressed the Board's appreciation for the applicant's cooperation. The possibility of the Site Plan and Subdivision hearing being held on the same night was discussed. There was further discussion of the Design review phase. Pratt suggested that they talk to the Board of adjustment about the need for a variance or special exception and also about signs. There was further discussion of the Site Plan and Subdivision requirement. Byk asked about proceeding under the minor portion of the regulations and the possibility of hearing the applications at the same time was raised. The need for the Board to review the condominium documents was stated. Sullivan asked about his limitations as to going through the property as a new owner. It was established that there is no reason why he cannot do general cleanup of the property. The Chair suggested an on site inspection of the property as soon as possible. Byk and Sullivan asked about waiving some of the requirements as they pertain to topographical contours for the site plan. It was pointed out by the Chair that where grades are involved the Board has required them. The Chair thanked Mr. Sullivan for the meeting.

David Essex presented a copy of a letter to the editor in answer to an article in the Keene Sentinel about the Public Hearing on the Zoning Changes, for the Board's review. There was further discussion of the future layout of a business district and the proposal for the planned use for the Goodell Property.

The minutes of the Meeting February 8, 1990. Editorial correction on page 2 was pointed out and it was suggested that the items on page four be numbered. Ed Rowehl moved to accept the minutes of February 8, 1990 as corrected. Rod Zwirner second. So moved unanimously.

Motion to adjourn.

Respectfully Submitted,
Barbara Elia, Secretary