

Minutes of the Antrim Planning Board Meeting May 17, 1990

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

The Chairman opened the meeting at 7:30 P.M. The Board reviewed the Site Plan Application of Richard Millard and Linda Kallinen for a restaurant on the Sawyer property, tax map 1A lot 1043, the need for a written statement from the building inspector was noted. The applicant will also need an approval from the fire department. The question was raised relative to the number of apartments presently in the building. David Essex questioned the width of the driveways and if the applicant should have a driveway permit. Public hearing is scheduled for May 24, 1990.

The Site Plan Application of Andras J. Lazar for a shop to sell baseball cards, comic books, and toys on tax map 1A lot 1114 was reviewed. The need for a written report from the building inspector was noted. There were questions raised about the availability and location of the parking. The Board requested that the building inspector note the number of spaces in his report. Public hearing is scheduled for May 24, 1990.

The Cloutier proposal for a 28 lot cluster development located on tax map 1C lot 610 was discussed. The need for a planner to make a review of the general layout of the proposal as it relates to the Ordinances, and an engineer to review the road was discussed. The desirability of establishing an estimate for the cost of these services in advance for the applicant was also noted. After discussing whether to use SWRPC or Karen Cullen for such a review, it was agreed that, Chairman Judith Pratt will contact Karen Cullen and ask her for an estimate of the cost of this review. The Public Hearing was scheduled for June 14, 1990 at 7:30 P.M.

The minutes of the meeting May 10, 1990 were addressed. Ed Rowehl called attention to some errors. Ten lines down on the first page he questioned the total number of acres for the project. This figure should be 58.038 not 58.3 as noted in the minutes. The figure for the width of the right of way should be 50 feet not 60 feet as noted. Rowehl also requested that it be mentioned that he joined the Board after the Cloutier hearing. Ed Rowehl moved to accept the minutes as corrected. Rod Zwirner second. So moved. There was further discussion of the number of lots, relative to the number of lots allowed under conventional subdivision regulations, and the amount of acreage required for same. The Board discussed the use of the area designated for roads and its consideration as part of the subdivision.

The Subdivision Review process was next on the agenda. The Chair submitted some copy for the sections on; Driveway Permits, Roadways, Erosion and Sediment Control, and Special Flood Hazard Areas the Board's review. The Chair then opened the review of

the Definitions. Copy of definitions from the zoning ordinance, subdivision regulations, various amendments, and those recommended by the Office of State Planning were reviewed. The Board worked on this list making corrections through #27 "Certificate of Occupancy". The Board will continue with this review at a later date. The need to add a definition of "lot line adjustment" and "major and minor subdivision" was noted.

David Essex informed the Board that he will be attending the Annual Meeting of Southwest Region Planning Commission and that he has been nominated for a position on the Board of Directors for the Commission.

There was further discussion of the definitions of "Erosion, and Floodplain" and the location of same in the ordinance. Erosion and sediment control as it pertains to roads and driveways was also discussed. A definition of Approval was discussed: "An affirmative vote by a majority of the Planning Board that a project meets the requirements of the regulations and all other applicable ordinances". It was also agreed to add: "Lot Line Adjustment: An adjustment of the boundary between adjacent lots.

Ed Rowehl asked about the status of the Capital Improvement Plan and the update of the Master Plan. The Chair stated that she will check on this with SWRPC.

Meeting adjourned at 10:00 P.M.

Respectfully submitted,  
Barbara Elia, Secretary