

Minutes of the Antrim Planning Board meeting June 28, 1990

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; David Essex; Bruce Jeffrey; Barbara Elia, Alternate. Nancy Timko arrived later in the evening.

The Chair opened the meeting at 7:30 P.M. and introduced the Board: David Essex, Edwin Rowehl, Bruce Jeffrey and Judith Pratt, Chairman.

Site Plan Review for a dance studio to be located in the barn on tax map #1A lot #656 located on Main Street in the Village Business District. There were no abutters present. Egon Ali-Oglu presented the proposal and stated that he intends to maintain the architectural integrity of the building. As a result of the information provided in the report from the Building Inspector, it was established that there is more than adequate parking and that the setback areas are in compliance. The Chair noted that the parking area has a hard pack surface, not paved as required by the Antrim Zoning Ordinance. She advised the Applicant to apply for a Variance from the Antrim Board of Adjustment. Ed Rowehl commented that the intention of the Ordinance was to pave areas of constant use. David Essex commented on the height of the barn and was informed that this is a grandfathered situation. The use will be on the ground floor only. David Essex moved to accept the completed application. Second David Rowehl. So moved. Edwin Rowehl moved to approve the site plan for a dance studio in the barn on lot 656 on Main Street with accompanying parking in the rear of the barn, on the contingency that the parking lot be either paved or that a Variance be obtained from the Board of Adjustment. David Essex second. So moved.

Nancy Timko joined the Board.

Richard Houston--A Public Hearing for the subdivision of a 5.6 acre parcel located on Old Pound Road in the Rural District (tax map #5 lot #212), into two lots, Lot #1 3.45 acres (150,274.10 sf) and lot#2 2.15 acres (93,640.38 sf). Harry Page was the only abutter present. Donald Duval presented the proposal. He presented a new plan with some corrections made. It was verified that the Septic Approval has been received from the WSPCD. Duval confirmed that all the pins are in place. Hearing no comments from the abutters, the Chairman closed the public hearing. Edwin Rowehl moved to accept the completed application. Second Nancy Timko. So moved. David Essex moved to approve the subdivision of lot #212 on Old Pound Road into two parcels: Lot #1 of 3.45 acres (150,274.10 sq.ft.) and lot #2 of 2.15 acres (93,640.38 sq.ft.). Second Edwin Rowehl. So moved. The Chairman, Judith Pratt signed the mylar and copies.

The question was raised regarding the the meeting scheduled July 5, 1990. After some discussion it was agreed to cancel the meeting scheduled July 5, 1990.

The Chair asked the Board's pleasure on the continuation of the Public Hearing for the Great Brook Cluster Development and outlined the actions that have been taken in regard to this proposal, namely, a letter to the sewer and water department, a letter to the developers, and a letter to B.G. Miller requesting an estimate for the proposed review. David Essex commented on the precedent set by the Board of not approving odd shaped lots and referenced the Board's action on the layout of the Allen property on Smith Road. The Public Hearing for the Great Brook Cluster Development was continued until July 12, 1990.

The Board addressed the Subdivision rewrite and explained the procedure that they have been following to the new Board member Bruce Jeffrey. The Board worked on the definitions with a great deal of attention given to "frontage". They edited and corrected the list through number 63.

The minutes of the June 21, 1990 meeting were addressed. Judith Pratt suggested that the words "sewer and" be deleted on the first page and on line 13, the "line" should be specified as the "water line". David Essex moved to approve the minutes of June 21, 1990 as corrected. Nancy Timko second. The vote: David Essex, yes; Nancy Timko, yes; Edwin Rowehl, abstain; Bruce Jeffrey, yes; and Judith Pratt, yes. So moved.

Ed Rowehl made the motion to adjourn. Second David Essex. So moved.

Respectfully submitted,  
Barbara Elia, Secretary