

Minutes of the Antrim Planning Board Meeting July 26, 1990

Present: Judith Pratt, Chairman; Nancy Timko; Edwin Rowehl, ex officio; Bruce Jeffrey; David Essex; Barbara Elia, Secretary.

Judith Pratt, Chairman opened the meeting at 7:30 P.M. Edwin Rowehl removed himself from the Board for the purpose of the discussion of the Great Brook Cluster Development proposal. It was noted that the Developers, Cloutier, Cloutier and LaPlante will be meeting with the Water and Sewer Commissioners on Wednesday August 1, 1990 at the Water and Sewer Plant off Depot Street, and that B.G. Miller has been requested by the Commissioners to give an estimate for a review of the plan for water and sewer. There was discussion of the method to be used for the handling of the escrow funds for the Planning Board review. David Essex moved to establish an escrow account to handle the moneys for the Cloutier Project with Barbara Elia or Judith Pratt authorized to withdraw funds. Nancy Timko second. So moved. It was established the B. J. Miller will be reviewing the engineering aspects and the estimates of same. Karen Cullen will review for the plan's compliance with the Zoning Ordinance and give her estimate of the percentage of participation that the Developer should bear in the improvements to West Street. The Board continued the Great Brook Cluster Development Public Hearing until August 2, 1990.

Edwin Rowehl rejoined the Board and the Chair discussed the upcoming Municipal Law Lecture Series, asking those who want to attend to fill in the form and return it to the Town Office.

The minutes of the meeting held July 19, 1990 were addressed. The word "he" as it pertains to the the acquisition of pertinent regulations including those of drug rehabilitation centers, be changed to "we". Chairman Pratt explained the term "site specific" and the need for one before final approval. Nancy Timko moved to approve the minutes as corrected. Second Edwin Rowehl. So moved.

The Board took up the matter of the Subdivision review. The Chair noted that the "Definitions can be adopted with the Subdivision Regulations and later approved at Town Meeting for the Zoning Ordinance. The Board considered some copy provided for this review and made some additions and corrections.

The Chair interrupted the Subdivision Review to talk with Chris Baker-Salmon about his plan for property located on Route 9. He pointed out some problems that he is having with the Town and State right of ways.

The Board returned to the Subdivision review with further discussion of growth and the problems with strip zoning. The advisability of constantly fine tuning the Ordinance was noted, and the questions of "Site Plan Review and green space" were discussed. The Board went on to consider the "Definitions". The

list was completed and Nancy Timko will be reviewing the final product and working up definitions for those items not covered in the review. These will be considered by the Board at a later date.

Edwin Rowehl moved to adjourn. Second David Essex. So moved.

Respectfully submitted,
Barbara Elia, Secretary