

Minutes of the Antrim Planning Board Meeting December 6, 1990

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

Judith Pratt, Chairman opened the meeting at 7:30 P.M. and introduced the Board.

Asbel Adkins: Continued public hearing for a Site Plan Review to locate a Home Based Business (small engine repair) at his property on Route 31. (Tax Map 1C Lot 932) Mr. Adkins has provided the Board with a driveway permit for a driveway off Buttercup Lane as requested by the Board. Nancy Timko moved to approve the application of Asbel Adkins for a home based business on Route 31 with the following contingencies:

1. The business will be confined to the repair of small engines.
2. The entrance to the parking lot shall be located on Buttercup Lane.
3. The business shall be restricted to the hours between 8:00 A.M. and 6:00 P.M.

Bruce Jeffery second. So moved unanimously.

Robert A. and Wanda G. Ward: Public hearing for a two lot subdivision of property located on Willard Pond Road. (Tax Map 3 lot 1174) Mabel Ward provided the Board with authorization to represent Robert Ward in the matter of this subdivision. The Chair informed the Applicant's representative of some problems with the plat. She noted that references were approximate, and that locations were noted on the plan as estimated, that one of the pins was not in place, and she expressed concern for the fact that this seems to be a plat compiled from other maps and surveys. A question about the definition for a Class D map for the State of Connecticut was also raised. The Chair asked the Board's pleasure. Nancy Timko expressed concern with the back boundary and how the width was defined. Other questions were raised about the clarity of the plat. The Chair asked Mabel Ward if she could indicate how long it would take to have these questions answered and explained the procedure for continuing a public hearing as the Board will have to consult with Attorney, Silas Little to determine the legality of the plan. Rod Zwirner noted that the measurements were indicated as plus or minus and there is a question about the areas of the lots. There was a comment that the map is not up to the Board's standards. The Chair will take one of the maps and get Attorney Little's input. The public hearing was continued until December 13, 1990.

Great Brook Cluster Subdivision: Ed Rowehl stepped down for the purpose of discussion of this matter as he is an abutter. Public hearing on the matter of the Great Brook Cluster Subdivision was continued until December 13, 1990. The Chair reported that in her conversation with attorney Little he informed her that the plan can be approved with contingencies but the mylar should not be signed until all the bonds set. The Chair will review all of

the permits to make sure that they are in force for the period of bonding. Little expressed the opinion that there should be a time limit on the approval. Nancy Timko observed that the Applicant has indicated that he plans to pay up front for his share of improvements to West Street and that the Board should have a dollar figure from the Board of Selectmen. Discussion ended and Ed Rowehl rejoined the Board.

Hawthorne College: Attorney Susan Leahy representing Mauruzen Kensetsu requested a recommendation from the Planning Board in the matter of the Public Hearing for a Special Exception to be held December 11, 1990 by the Antrim Board of Adjustment. She pointed out that this company hopes to use the property as it has been used in the past, a liberal arts college. She explained that they project that about 40% of the students will be Japanese with the balance being of all nationalities and races. Leahy stated that the Company only plans to renovate the existing buildings. Leahy commented on the fact that the Company will be operating the airport in Deering and made further comment that at the Town Meeting in November the majority of the vote was in favor of the Institutional Use for the property in question. A question was raised relative to the permitted uses in the Highway Business District as opposed to the Rural District as some of the buildings at this location seem to be in the HBD. The interpretation of the word "parochial" was also discussed with the consensus of the Board being that the intent was to mean "private". David Penney made a statement to the effect that the proposed use was in the spirit of the Ordinance and the proposed use is appropriate. Leahy said that they have employed a surveyor to measure the 1000 foot line from Route 9 which resulted in the determination that other buildings lie within the Highway Business District. The Chair noted that all the Board can do is to make a recommendation. David Essex raised the subject of accreditation, which, it was determined, is not the Board's business. Leahy stated that the plan is to open the institution as soon as possible and that the aviation program could start sooner. Rod Zwirner referred to the safety of the septic systems, which Leahy stated will be addressed with corrections and replacements made as needed. Leahy informed the Board that the airport has never been closed but is considered by the FAA to be out of service. There was reference made to the proposed golf course and there was some discussion of the definition of recreational facility. Reference was made to the definition of same in the zoning ordinance. After discussion of the proposal David Essex moved that the Chair compose a letter to the Board of Adjustment to the effect that the Planning Board recommend that the Board of Adjustment grant the Special Exception as this is an appropriate use of the land and that the intent of the Ordinance was that the definition of "parochial" was meant to be "private". Rod Zwirner second. So moved. Leahy thanked the Board for their attention.

Jan & Keith Boatright addressed the need to include a business use in those uses allowed for the college property. David Essex

noted that the intention of the Board is to review the Highway Business District and redefine the lines as time will allow. It was agreed that such a change could not be addressed in time for the 1991 Town Meeting. Jan Boatright asked that the Board consider this property very carefully in their deliberations. There was further discussion of the changes proposed for the 1991 Town Meeting after which, the consensus was to accept the first option and change wording to contiguous dry land, to change the word "parochial" to "private" and to correct the reference in Article XIV, Section A.17.h from "Article XII" to "Article XIV." There was additional discussion about the ownership of the right-of-way in the matter of the Backlots. David Essex moved to post the proposed changes as agreed. Nancy Timko second. Passed unanimously. It was established that the first public hearing will be scheduled for January 10, 1991. If a second hearing is necessary this could be scheduled for January 31, 1990.

SWRPC: Robert Panton has expressed the desire to meet with the Board and discuss the report submitted by the Commission on Land Use. It was suggested that either Panton or Carol Ogilvie could meet with the Board to discuss the report on December 13. The Commission will be contacted to see if someone is available. The Board also agreed to leave December 20 and 27 open for possible cancellation if the agenda permits.

Minutes of the November 29, 1990 meeting were addressed. Rod Zwirner moved to accept the minutes as written. Second Bruce Jeffery. Minutes approved with Ed Rowehl abstaining as he was not present at that meeting.

Ed Rowehl made the motion to adjourn. Bruce Jeffery second. So Moved. Meeting adjourned at 9:40 P.M.

Respectfully submitted,
Barbara Elia, Secretary