

Minutes of the Antrim Planning Board Meeting July 25, 1991

Present: Judith Pratt, Chairman; Thelma Nichols; Edwin Rowehl, ex officio; Rod Zwirner; Nancy Timko; David Essex; Hugh Giffin; and Marie Slugaski, Alternate.

The Chairman opened the meeting at 7:30 P.M. Since the applicant for the Maruzen Hawthorne College Site Plan Review was not present the chair turned to other business.

Rod Zwirner: Possible subdivision of his property on Myrtle Avenue. The Chair reported that Board Attorney, Silas Little has expressed the opinion that; if the lots are separately described in a deed dated prior to the adoption of the subdivision regulations, it is not necessary to subdivide.

WSPCD: New fees for the review of Sewer and Water plans. These fees and the possibility of the Town Charging fees for such projects was discussed.

Earth Excavations, public hearing August 1, at 7:30 P.M. Chairman Pratt and Nancy Timko have met with SWRPC to gather information on the requirements of the new law NHRSA 155.E. As a result of this meeting the following conclusions were drawn:

1. The Town should have been issuing permits since 1979.
2. There is a need for an Ordinance for the issuing of such permits.
3. The permit goes with the individual not the land.
4. To be grandfathered the pit must have been in operation since 1979 and removing commercial quantities of gravel during the two years previous that time.
5. Further amendments have been enacted which take effect August 23, 1991.

After some discussion it was determined that the purpose of the Regulation is to control dangerous conditions and to insure that proper reclamation practices are observed.

Bob Watterson has requested a meeting with the Board on August 1 at 8:15 P.M. to discuss the proposed development of the Lily Pond Ledges property.

Minutes of July 18, 1991 were addressed. Nancy Timko moved that the minutes as presented. David Essex second. So moved unanimously.

Maruzen Hawthorne College represented by Carlos Quintal of CAQ Engineering Associates concerning a public hearing for a Site Plan Review of the proposed addition to the library to be used as

a kitchen. Mr. Quintal presented the proposal stating that the use of that part of the library as a cafeteria will probably be a temporary situation as the building that was formerly used as a cafeteria, Hubbard Hall, is in a very sad state of repair. Quintal also informed the Board that application for approval of the septic design has been submitted and water will be supplied by a well to be pumped up to a water tower off Stacey Hill Road thus increasing water pressure for the development. Provision has been made with Waste Management for trash removal. Quintal pointed out that there is not much parking at the library but there are other areas throughout the campus to be used for parking. The facility will be generally used by people living on campus and food will be supplied by Marriott. There is a service road for trucks with a 42 foot turning radius. Quintal stated that Maruzen Real Estate America does not have a Master Plan in place for the property and in his opinion they will be back for further approvals. The need for a report on safety precautions from the Fire Chief was stated. In answer to a question relative to the opening date, Quintal replied that it will be in the fall for approximately 75 students. The institution has not been marketed in the United States but extensive marketing has taken place in Japan. Quintal stated that the septic was designed for full occupancy of 180 students which will probably take place in 1992. Ed Rowehl confirmed that the cafeteria would not be in operation until the septic system is on line. It was established that there will be no occupancy until such time as there is compliance with all of the regulations. Nancy Timko moved to accept the Application for site plan review for an addition to the library at Maruzen Hawthorne College which will be used as a cafeteria. Second Hugh Giffin. So moved unanimously. Hugh Giffin moved that the Planning Board give conditional approval for the proposed addition to the library at Maruzen Hawthorne College subject to the approval of the Fire Chief. Thelma Nichols second. Ed Rowehl again confirmed that there will be no occupancy until the septic system has been approved. The vote: Ed Rowehl, yes; David Essex, yes; Thelma Nichols, yes; Hugh Giffin, yes; Nancy Timko, yes. Approved unanimously.

The Chair raised the subject of the proposed road to the water tower. It was observed that the road would only access the tower and there would not be enough soil disturbed during construction to trigger a site specific permit. Whether or not this could be considered a private driveway because it would only access the water tower was discussed at length. It was established that it would be approximately 500 feet long. Hugh Giffin moved that the Planning Board accept the access way to the water tank at Maruzen Hawthorne College as it is a private way to a private facility which is not open to the public. Second Nancy Timko. David Essex asked about the purpose of the road and Quintal established that the purpose would be to provide access for maintenance of the water tower which is being built to provide water pressure for campus use and fire protection. The Chair called for the vote and the motion was carried unanimously. The fact that the tower will be 43 feet in height was discussed. The Zoning

regulation for the height of a building or structure is 35 feet therefore a variance to that regulation will be required. The Board agreed that it could recommend that the variance be allowed and the Chair was authorized to inform the Board of Adjustment of the Planning Board's position.

Rod Zwirner made the motion to adjourn. Ed Rowehl second. Meeting adjourned at 9:00 P.M.

Respectfully submitted,  
Barbara Elia, Secretary