

Minutes of the Antrim Planning Board Meeting January 10, 1991

Present: Judith Pratt, Chairman; Ed Rowehl, ex officio; Nancy Timko; Rod Zwirner; David Essex; Barbara Elia, Alternate, sitting for Bruce Jeffery; Marie Slugaski, Alternate.

The Chairman opened the meeting at 7:30 P.M. It was reported that Board Member, Bruce Jeffery is moving out of Town and is therefore planning to resign.

Public Hearing for the zoning changes to be presented at the March 1991 Town Meeting. The Chair pointed out a mistake in the posted changes on page 3 where it states: "Add: Article IX--Rural Conservation District. B.2.d. Cluster Housing (See Article XIV)." This should read: "Add: Article IX--Rural Conservation District. B.3.c. Cluster Housing (See Article XIV)." The Board also agreed to delete the word "ample" from Article XIV.A.17.h. As a result of discussion of the proposed amendment to Article X.4. it was agreed to replace the words: "contiguous dry land" with "non Group 5 and non Group 6 soils (poorly drained soils and flood plain or very poorly drained soils). To questions raised by Brian Hennessey, the Chair explained that the changes proposed for Home Based Business were for the purpose of clarification and the Board agreed to change the wording of the proposed Article XIV.A.17.a to read: "be conducted solely by members of the immediate family that reside in the dwelling unit, provided however, that not more than three (3) employees/workers may be employed and that the total number of on premises workers not exceed six (6). The Board discussed how the changes will be presented on the ballot with the consensus being that they be presented in four (4) questions.

1. Definitions; Article XIV.A.17.h, off street parking; changes of the word "parochial" to "public"; Articles X.4.a & b., Steep Slopes District; and Article XV.A.5., surfacing.
2. Article XIV.A.17.a. Home Based Business
3. Change permitting "Back Lots" in all Districts.
4. Changes to Article XIV.A.16.c.(2).(a).(b).and (c). pertaining to density (Cluster Housing)

The Chair will prepare the copy for the ballot and present it to the Board for approval.

Great Brook Cluster Subdivision: Ed Rowehl stepped down for the purpose of this discussion as he is an abutter. The public hearing was continued until January 17, 1991 at which time Robert Cloutier will be meeting with the Board. The Chair expressed the need for a letter from the Water and Sewer Department in which their requirements for the development should be outlined. She also listed outstanding items which will have to be addressed,

that is, notes on the plan, revision blocks, easements, etc. There was discussion of the laying of pipes and the placement of property line markers. It was suggested that it be indicated on the mylar that all property markers should be in place before the lots are sold. The subject of an easement for future a sidewalk to be built in the future was also raised and there was further discussion of the feasibility of same. It was determined that the Road Agent will be supervising the rebuilding of West Street. There was also discussion of deed covenants and conservation restriction deeds as they pertain to Cluster Developments. The Chair call for a motion to waive any requirements for test pits. David Essex moved that the Board waive the requirements that test pits be dug on the Great Brook Cluster Subdivision as the lots will be served by public sewer. Nancy Timko second. So moved. The need for a letter to the Selectmen relative to bonding was also noted and there was further discussion of the timing of the project, the need for warrantees and the maintenance agreement. Discussion of the Great Brook Cluster Subdivision was concluded and Ed Rowehl rejoined the Board.

Subdivision Regulations: The Chair expressed the opinion that the rewrite of the regulations is near completion with the following points needing to be addressed: Surveying regulations; screening requirements for site plan review; driveway specifications; determining the responsibility for driveway permits. There was further discussion of road specifications, with the width of the right-of-way, the width of paved surface, culverts, lining the ditches with 6" crushed stone being the points addressed.

Minutes of January 3, 1991: David Essex pointed out that the fact that he had stepped down from the Board before discussion of his property was opened was not indicated in the minutes. Rod Zwirner commented on the value of the discussion of this property in the consideration of provisions for drainage and driveways. David Essex moved to approve the minutes of January 3, 1991 as amended. Nancy Timko second. So moved.

Nancy Timko moved to adjourn. Rod Zwirner second. Meeting adjourned at 9:00 P.M.

Respectfully submitted,  
Barbara Elia, Secretary