

Minutes of the Antrim Planning Board Meeting March 28, 1991

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

Selectman Edwin Rowehl swore in Thelma Nichols, elected March 12, 1991, as a Member of the Planning Board.

The Chairman opened the meeting at 7:40 P.M. and introduced the Board.

Eufrazio Volpe: Public hearing for a site plan review to operate a home based business at his property on Elm Street. (Tax Map 1C lot 389) Vice Chairman, Nancy Timko chaired this public hearing. Mr. Volpe presented his proposal which is to wholesale silk screen and embroidered items. The business will be conducted by Mr. and Mrs. Volpe and two part-time workers. He assured the Board that this business will not generate much traffic, since the bulk of the business is conducted by mail and UPS. It was determined that materials will be delivered by UPS approximately three times a week. The principal product will be tee shirts. A question of the disposal of waste ink was raised. Mr. Volpe assured the Board that the excess ink is used and there is very little waste. Mrs. Volpe also testified that OSHA rates the ink used at a 0 hazard. There was no testimony from abutters for or against the proposal. In reply to a question from the Board, Mr. Volpe said that he does not plan to have a free standing sign. Volpe was further advised of the requirements for signs. It was determined that the Building Inspector has reviewed this application and finds that there is ample parking space. The Chair asked for a motion to accept the completed application. Judith Pratt moved to accept the application. Hugh Giffin second. So moved unanimously. David Essex moved to approve the site plan for a Home Based Business (silk screening) to be located on property on Elm Street tax map #1C lot 389 in the Residential District, and owned by Eufrazio Volpe. Second Judith Pratt. So moved, unanimously.

Nunzio Zappala: Met with the Board to discuss the possible subdivision of his property on Salmon Brook Road, tax map #9 lot 936 into two lots. Mr. Zappala submitted a layout of his proposal which had been submitted to the Board by a previous owner. This plan has not been approved by the Planning Board. The Zoning Ordinance has been amended since this plan was presented to the Board and the subdivision could not be approved as laid out. Mr. Zappala was advised that if this plan were to be approved as laid out he will need a variance from the Board of Adjustment. He was also advised that he has enough frontage and acreage to comply with the Zoning Ordinance as amended, and it was suggested that he adjust the line to accommodate the requirements of the Rural Conservation District. Zappala expressed concern that the bank will not go along with a change

in the plan. He was informed that the plan he has presented has not been approved by the Planning Board.

Hugh Giffin nominated Gregory Goff as an Alternate to the Planning Board. Giffin explained that Mr. Goff has been a resident of the Town of Antrim for sixteen years, has been plant manager at Chicago Cutlery, runs an accounting service in Town, and has experience in finance. Nancy Timko asked if Alternates are required to attend every meeting. It was determined that while an Alternate is welcome to attend all meetings he is not required to be in attendance. A regular member can request an Alternate to sit in his place if he is not able to be present or if there is a conflict with the matter at hand. There was further discussion of the position of Alternate as it relates to the Board. Hugh Giffin moved to appoint Gregory Goff as Alternate to the Planning Board. David Essex second. So moved unanimously. Selectman Edwin Rowehl swore Gregory Goff in as Alternate to the Planning Board. Ed Rowehl stepped down for the purpose of discussion of the Great Brook Cluster Subdivision.

Great Brook Cluster Subdivision: Robert Cloutier met with the Board for the purpose of discussion of this proposal. Mr. Cloutier apologized for not attending the Meeting held March 21 and explained that his attorney has advised him that it will be another month before all of the requirements are met. Chairman Pratt advised Mr. Cloutier that if there are changes to the sewer plan the State must be made aware of them. The Chair also asked that the water plans be dated in order that it may be indicated on the permit. She also stressed that there should be no significant changes to the plan. Bonding was discussed with it being noted that there is no figure for monumentation indicated. Mr. Cloutier was given some options as to how this can be done and he stated that his attorney will come to an agreement with the Board Attorney. The question of disposal of waste i.e. loam, tree stumps and ledge was raised. The Chair suggested a site review to determine an area for disposal of same. Cloutier stated that the developer does not want to create a stump dump and if anything is to be deposited he will address it with his engineer's advice. Chairman Pratt commented that when the engineer's plans are ready B.G. Miller would like to look at them. Reference was made to notes on the mylar with the Chairman noting that some reference must be made to the Cluster Agreement, the language will be forthcoming. There was some discussion of the numbering of the lots and reference was made to Article XIV of the Antrim Zoning Ordinance as it pertains to Cluster Developments. Robert Cloutier agreed to catch up on the requirements and extended the waiver of the time frame until April 25, 1991. He agreed that he will provide the Board with the updated plans as soon as they are available. It was agreed that the easement on West Street previously discussed is no longer required.

Judith Pratt asked for a motion to go into executive session for the purpose of the discussion of the development agreement and

the by-laws. David Essex questioned the need for an executive session. The Chair explained that it was to discuss the Attorney's communication with the Board, therefore, it could be construed as privileged information. Giffin and Essex researched the applicable RSA and the consensus was not to go into executive session.

Great Brook Cluster Agreement: The Board discussed the agreement as it pertains to the sewer and water proposal. The conclusion drawn was that there is a problem with the sewer and water bond amount, with the suggestion being made that the Water and Sewer Department ask for an escrow account instead of a bond. The need for a plan of the water pipes was also noted. The Board continued discussion of the by-laws for the Cluster Agreement, and agreed that the association should be formed when the first lot is sold. The term of the agreement was also discussed. The Chair reported that Board Attorney Silas Little feels that it should stay in force but there should be some means to dissolve it with agreement of both the Association and the Antrim Planning Board. David Essex questioned the authority of the Board to intervene in private agreements. Hugh Giffin expressed the need for a contact person. The premise that if you approach an owner as a tenant in common you've approached all of the tenants was put forth. There was a suggestion that a paragraph stating that "attorney's fees can be recovered in action relative to the enforcement of this document" was discussed. It was also suggested that the wording of the document be uniform as it addresses greenspace, etc. The Great Brook Cluster Subdivision public hearing was continued until April 25, 1991. Ed Rowehl rejoined the Board. Nancy Timko informed the Board that she will not be present at the April 25 meeting.

Minutes of the March 21, 1991 meeting were addressed. Hugh Giffin moved to approve the minutes with an editorial correction on page 2. Second David Essex. So moved unanimously.

Respectfully submitted,
Barbara Elia, Secretary