

Minutes of the Antrim Planning Board Meeting August 22, 1991

Present: Judith Pratt, Chairman; Nancy Timko; David Essex; Rod Zwirner; Marie Slugaski, Alternate sitting for Hugh Giffin.

The Chairman opened the meeting at 7:35 P.M. and introduced the Board.

Richard Morrill and Kevin Sysn approached the Board to discuss the possibility of operating a Video Store from property currently owned by the Hickey Brothers (Tax Map #1A Lot 196), which the owners have listed as a three apartment building. There was some discussion of provisions for parking and it was suggested that Mr. Morrill establish the boundary of the property. He will be talking with the Selectmen in regard to this property as it abuts the Town owned parking area. Morrill was also informed that he will need to apply for a Minor Site Plan Review to establish the change of use.

Subdivision Site Plan Regulation: The Chair suggested that all questions of substance have been resolved and stressed the need to get the Regulation adopted. She reported that she has checked with the Road Agent and the Fire Chief on the subject of dead end roads. Even though the Road Agent would like to have a hammerhead ending he has deferred to the Fire Chief, who prefers the cul-de-sac. It was suggested that the existing requirements for a cul-de-sac be checked to see if they are adequate. It was also suggested that the Road Agent be consulted as to whether the Regulation should be more specific in the matter of corrugated metal pipe. There was a question as to the requirements for gravel roads. The Road Agent will be consulted as to whether these requirements should be different from those outlined in the proposed regulation. Driveways were discussed and it was agreed that the wording should be: "driveway grade shall not exceed 10% unless authorized by the Planning Board or the Road Agent." David Essex had a question relative to administration as it applies to bonding. It was established that this comes under the authority of the Selectmen. Nancy Timko and Judith Pratt will go over the proposed regulation and return with a complete copy to be reviewed by Board Attorney, Silas Little, Southwest Regional Planning Commission and the Board. The Board agreed to cancel the meeting scheduled for August 29, 1991. A copy of the final revision of the Subdivision Site Plan Regulation will be made available for review by Board Members this week.

General Rules for the Planning Board in making decisions: There was discussion of the additional responsibility to protect the Town in the matter of developments requiring major improvements such as: roads, extension of water and sewer service, etc. There was further discussion of the Master Plan and the Chair reported that she has been informed by SWRPC that their contract is only for the State of the Town as it is now and does not provide for future planning. Southwest will be providing the Board with a final report on what has been done.

Minutes of August 15, 1991: The Chair suggested that the wording as it applies to "site distance profile" be amended to read: "site distance profile shall allow for four foot at the ditch line." David Essex moved to approve the minutes as amended. Marie Slugaski second. So moved unanimously.

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

Respectfully submitted,
Barbara Elia, Secretary