

Minutes of the Antrim Planning Board Meeting September 26, 1991

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

The Chairman opened the meeting at 7:35 P.M., since there were not interested parties present for the Public Hearing on the new Subdivision and Site Plan Review Regulations she covered the announcements first.

SWRPC has provided the Board with the new soils map.

Meeting with ZBA at 8:30 P.M. October 8. Purpose: Receive suggestions on amendments to Zoning Ordinance from the ZBA as a Board, to be presented at the March 1992 Town Meeting.

Public Hearing for the adoption of new Subdivision and Site Plan Review Regulations. Chairman Judith Pratt opened the Public Hearing and inasmuch as, there were no interested parties present the Board proceeded with discussion. The Chair introduced suggestions made by Silas Little, Planning Board Attorney, for discussion.

These suggestions were discussed individually. The Board agreed on the advice of Attorney Silas Little to::

Delete the requirement that a strip of land within twenty five feet of the existing center line of the road way be dedicated to the Town.

To add the requirement that all easements, including existing easements be indicated on the plat.

Add the phrase "and signature" where it appears in relation to a survey made by a licensed surveyor.

Add and cover sheet where it applies to the plat.

to adopt the suggestions made to make the intent of the document more evident.

To include the cost of the Town's inspection to the requirements for bonding.

To include a figure for permanent monumentation in the bonding requirement.

To make corrections to Article IX, Section F.4., and G.4.b as they apply to Driveway Permits and Roadways and to include the phrase "all seasons safe sight distance".

To add note to Article IX, Section H. 9 and 10 to the effect that: "The quality of the gravel must meet or exceed the

Standards and Specifications of Road and Bridge Construction as approved and adopted in 1971.

To made a Change to Article IX, Section I. 2. to make reference to the requirement for a Dredge and Fill Permit from the Department of Environmental Services.

To add item 6 to Article IX, Section I to the effect that "Closed drainage may be required depending upon the steepness of the slope and/or the length of the slope. Closed drainage shall have catch basins every two hundred fifty (250) feet or less.

There was some discussion about the requirement for a new survey with the point being made by Ed Rowehl that the Board can waive requirements but it cannot tighten these requirements. After this discussion it was agreed to include this provision in the document.

Nancy Timko moved to Rescind the Antrim Subdivision Regulation adopted December 4, 1980 and the Antrim Site Plan Review Regulation adopted July 27, 1989 and to adopt the Antrim Subdivision and Site Plan Review Regulation as corrected. Second Rod Zwirner. The vote; Marie Slugaski, yes; Ed Rowehl, yes; David Essex, yes; Rod Zwirner; Nancy Timko, yes; Hugh Giffin, yes. The Chair declared the Antrim Subdivision and Site Plan Review Regulation to be adopted by a unanimous vote of the Antrim Planning Board.

The Board discussed the printing of this document and after some discussion it was agreed to have 100 copies printed and to charge the public \$10.00 per copy.

David Essex reported that he attended the seminar on Impact Fees held at the Harris Center and has some information that will be of interest to the Board. It was agreed that due to the lateness of the hour and the importance of the subject it will be discussed at a later date.

The Board agreed to cancel the meetings scheduled for October 3 and October 10. The next regular meeting will be held October 17, a public hearing for a Site Plan Review for a Video Store applied for by Richard Morrill for property owned by Hickey Brothers on Main Street.

Minutes of September 19, 1991. Ed Rowehl moved to accept the minutes of September 19 as presented. Rod Zwirner second. So moved unanimously.

Hugh Giffin made the motion to adjourn. Second Nancy Timko. Meeting adjourned at 9:35.

Respectfully submitted,  
Barbara Elia, Secretary