

Minutes of the Antrim Planning Board Meeting April 16, 1992

Present: Judith Pratt, chairman; Edwin Rowehl; Michael Oldershaw; David Essex

The Chairman opened the meeting at 7:32 p.m. and introduced the Board as noted above.

Don Mellen represented Marcus B. McConnell in a hearing for a preliminary plan of a subdivision at Elm ~~Street~~^{Ave} and Smith Road (tax map 8A, lot 1465). McConnell wants to subdivide his approximately 28-acre parcel into five lots (four each approximately 5 acres, the fifth lot 7+ acres). The Chairman read a March 5 letter from Mellen in which he requested that the Board waive certain requirements of the Subdivision/Site Plan ordinance because they are not applicable to the property. It was the consensus of the board to grant the waivers.

The Chairman indicated receipt of a letter from Road Agent Bob Varnum with his approval for the driveways shown. Abutter Peter Beblowski said he had no problem with the configuration of the lots.

Mellen noted that monuments have been set for the perimeter of the original lot, and that he will now place monuments for the additional lot lines. After some discussion between Rowehl and Mellen about the desirability of the kinds of "bowling alley" lots shown in the plan, the Chairman continued the hearing until May 7. Oldershaw noted that the Board of Selectmen had no problem with the subdivision.

At 8 p.m., David Cutter arrived for an informal discussion of the status of his Main Street project (Post Office property). The Chairman reiterated the Board's understanding that its original approval for the property only included the back portion used for the Post Office. She also noted that as it stands, the subdivision is illegal because a lot was created without completion of a town-approved road. Cutter said his current plans no longer include the second road cut or second story of the new building. After some discussion about the procedures the Board would like Cutter to follow, a May 7 hearing date was set.

The Chairman read a letter from Selectmen with their opinion that Marie Slugaski does not need approval to convert her business use to an apartment. She also suggested that the Board might hold more frequent joint meetings with the Board of Adjustment to shorten the application process for special exception and variance cases. The chairman then suggested that the Board's highway zoning subcommittee be restructured to remove any appearance of conflict of interest for two of its members.

Approval of previous minutes were postponed due to lack of quorum of those present. Rowehl moved to adjourn; Essex second. Meeting adjourned at 8:45 p.m.

David Essex, Member, Antrim Planning Board

* See Minutes 5-7-92