

Minutes of the Antrim Planning Board Meeting May 7, 1992

Present: Judith Pratt, Chairman; Mike Oldershaw, ex officio; Ed Rowehl; Marie Slugaski; Rod Zwirner; David Essex.

The Chairman opened the meeting at 7:30 P.M. and introduced the Board.

Touchwood Corporation, David Cutter, President: Reopened Site Plan Review (Planning Board File No. 30089) for property located on Main Street in the Village Business District, Tax Map #1A Lot 643. David Cutter presented his proposal. He has asked for reconsideration because of changes to his original proposal. He displayed the original plan which was for a building with a bank and a drive up window. The new plan will eliminate the one-way exit for the bank, the building size is smaller with no second floor, there will be less parking and the use will be for a professional building. This building will house a doctor, and perhaps, a physical therapist and other related uses. Cutter stated that there will be no need to use the south side of the building for deliveries so the use of this driveway will be minimal because of the nature of the use. There was discussion of the problem with the paving at the entrance to the post office area. Mike Oldershaw suggested curbing as a possible solution. Cutter's approach is to widen the area. It was established that the project will be completed at this time. To questions about underground tanks Cutter confirmed that he will probably be using propane for HVAC. Mike Oldershaw asked for landscaping to hide tanks. Cutter expressed the opinion that they will be buried if possible. He confirmed that the dumpster will be hidden. There was lengthy discussion of sidewalks. Chairman Pratt reported that in her conversation with the Office of State Planning she was informed that it is appropriate to ask the developer to upgrade the sidewalk in front of the project. There was also discussion of handicapped requirements and the responsibility for maintaining a sidewalk. There was further discussion of the no parking signs. Abutter Peter Galbraith spoke to parking conditions, the removal of the no parking signs and site distance for driveways in this area. David Essex addressed safety as it applies to parking on Main Street. He also asked about the screening situation. David Cutter confirmed that there will be no more clearing. The Chairman presented a proposed development agreement for discussion. Mike Oldershaw suggested the addition of a requirement for as built plans and asked about provisions for fire safety. Cutter will consult with the fire chief but does not plan to sprinkler the building. There will be smoke detectors, exit and egress signs and any other requirements which will be addressed under the building code and the building permit process. After further discussion of the sidewalk, Ed Rowehl suggested that the wording for the requirement for a sidewalk be: "The sidewalk along Main Street should be repaired to provide safe pedestrian use."

David Essex moved the conditional approval of the Site Plan Review entitled "Post Office and Professional Building Complex on land of Touchwood Corporation, Tax Map 1A, Lot 643, Antrim, New Hampshire based on engineer's set of plans prepared by Bristol, Sweet & Associates, Project 300-89, contingent upon the signing of the Development Agreement.

The Town of Antrim will not accept any improvements which have not been inspected throughout construction by the Town Road Agent or the Town Building Inspector. If this project is not completed by June 1, 1994 this approval will be null and void. Any further construction must be approved by the Antrim Planning Board, and will be subject to the Site Plan Review Regulations in effect at that time. Second Ed Rowehl. The vote: Edwin Rowehl, yes; Michael Oldershaw, yes; David Essex, yes; Marie Slugaski, yes; Rodman Zwirner, yes. So moved unanimously.

The agreement will be signed by Touchwood Corporation or their Agent and the Chairman of the Antrim Planning Board. The Chair and David Cutter will make arrangements for signing the Development Agreement.

Marcus McConnell: Continued public hearing for a five lot subdivision at the corner of Elm Avenue and Smith Road, Tax Map #8A Lot #1465. Donald Mellen, Surveyor representing Marcus McConnell presented the Board with the final plan and confirmed that the monuments have been placed. Ed Rowehl moved the acceptance of the application of Donald Mellon for Marcus McConnell for the subdivision of a 27.5 acre parcel, tax map #8A lot #1465 into five lots. Rod Zwirner second. So moved unanimously. Ed Rowehl moved to approve the application of Donald Mellon for Marcus McConnell Planning Board file # 92-5 Tax Map #8A Lot 1465 for the subdivision of a 27.5 acre parcel into 5 lots, of 5.00, 5.01, 5.02, 7.46 and 5.01 acres each. Second David Essex. So moved unanimously. Chairman Pratt signed the mylar and copies of the plan.

Minutes of April 2, 1992 were addressed. Ed Rowehl moved to approve the minutes as presented. Second Marie Slugaski. So moved unanimously.

Minutes of April 16, 1992 were addressed. It was pointed out that Elm Street should be Elm Avenue and the meeting was adjourned at 8:45 P.M. Marie Slugaski moved to accept the minutes as corrected. Second Rod Zwirner. So moved unanimously.

The Chair opened discussion of the Master Plan and questions that arise as the Board gets into long range planning. She suggested that the Board consider what the Town would look like in the future under the present zoning. She discussed the advantages of compact villages surrounded by rural land. She also pointed out the advantages of extending the present sewer and water systems as lots would not have to be as large as those that accommodate a

septic system. There was discussion of the Town's responsibility and capacity for the disposal of septage. The need for the appropriation of funds to accomplish any of these long range plans was also discussed.

The subject of Alternates to the Planning Board was raised and the Chair suggested that the Board consider possible candidates for those positions.

The need for a joint meeting with the Board of Adjustment for the discussion and setting of specific criteria for developments that cause substantially different and adverse impact on neighborhoods was discussed.

David Essex raised some discussion of the cutlery building. Mike Oldershaw confirmed that the Selectmen will be addressing this matter. He also informed the Board that Selectman, David Boule was heading up the planning for the Transfer Station.

Meeting adjourned at 9:30 P.M.

Respectfully submitted,
Barbara Elia, Secretary