

Minutes of the Antrim Planning Board Meeting May 21, 1992

Present: Judith Pratt, Chairman; Michael Oldershaw, ex officio; Edwin Rowehl; Rod Zwirner; David Essex.

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

Maruzen Hawthorne College: Public Hearing for Site Plan Review Application, submitted by Provan & Lorber, Inc. to redesign parking facilities and traffic flow at the Maruzen Hawthorne Administration Building on Stacy Hill Road in the Highway Business District. (Tax Map #8C Lot #862) Stephen Virgin presented the proposal and outlined the plan. Virgin stated that this is to improve the function of the Administration Building by changing the design of the parking arrangements thus improving safety and adding parking spaces. Virgin also commented on proposed landscaping plans which will beautify the area. There was a question as to access to the building at the rear of the Administration Building formerly used as a dispensary. Virgin indicated that there are presently no plans for this building but that it will probably be accessed from the rear. He also indicated that the plan is to grass the area of the road going toward the rear of the property but to lay a gravel bed under the grass should there be a need to drive over it. Priscilla Owen, an abutter expressed concern for the reinforcement of the bank on the river side and was assured that provisions are in the plan. There were questions about the restoration of existing gardens and Mike Oldershaw spoke to the the lack of concern for the environment evidenced in the past. Virgin brought up the subject of Stacy Hill Road. There was discussion of the status of this road and the amount of traffic going over to Liberty Farm Road. It was established that Stacy Hill Road is a Class VI road up the hill in the area of the water tower. The Chair read the letters of approval of the proposal from the Police Chief and the Fire Chief copies of which will be provided to Stephen Virgin along with a copy of the Notice of Approval of the project and the minutes of the meeting. David Essex moved the acceptance of the application of Maruzen Hawthorne College for the Site Plan Review for the Administration Building in the Highway Business District. (Tax Map #8C Lot 862) Michael Oldershaw second. the vote: Edwin Rowehl, yes; David Essex, yes; Michael Oldershaw, yes; Judith Pratt, yes; Rod Zwirner did not vote as he is an abutter. Mike Oldershaw asked about the completion date. Virgin stated that once the project is started it will continue until it is completed about September 1st. He stated that the building is now about 80% complete. The consensus of the Board was to establish November 1, 1992 as the date of completion. David Essex moved to approve the application of Maruzen Hawthorne College Planning Board File 92005A for Site Plan Review of parking arrangements at the Administration Building in the Highway Building District. Completion Date November 1, 1992. Edwin Rowehl second. The vote: Edwin Rowehl, yes; Michael Oldershaw, yes; David Essex, yes; Judith Pratt, yes. So moved

unanimously. The Board informed Virgin that the project can come back to the Board for review if the completion date is not met. Mike Oldershaw informed the Applicant of the requirement for as built plans as work progresses.

The Chair commented on the Planning Board work in progress, that is: Redefining the Highway Business District, reprint of the Zoning Ordinance and work in progress on the Master Plan. She also called the Board's attention to Historical Society's plans for a presentation on Antrim, Farm, Factories and the Future, to be made early in 1993.

Mike Oldershaw reported on the parking situation on Main Street. Edwin Rowehl reported that there will be a meeting of the Route 9 Task Force on June 4. David Essex reported that he will be out of town for the next meeting.

David Essex agreed to edit the Zoning Ordinance to prepare it for publication.

Minutes of May 7, 1992: Edwin Rowehl moved to approve the minutes as printed. David Essex second. So moved unanimously.

Meeting adjourned at 8:30 P.M.

Respectfully submitted,
Barbara Elia, Secretary