

Minutes of the Antrim Planning Board Meeting September 3, 1992

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

The Chairman opened the meeting at 7:30 P.M. The Chair signed a Zoning Verification for Kathleen Blackburn dba Teddy Bear School and Day Care Center with the approval of the Board.

Zoning edit and update:

1. After some discussion it was agreed that reference be made to the Subdivision and Site Plan Review Regulation for uses covered by this regulation.
2. After discussion of Definition #60 Highways, it was agreed to add Class VI Highways.
3. The Board discussed the addition of a definition for non-commercial recreation facilities. It was agreed that Dave Essex will work on this and have something for the next meeting.
4. At the request of the Building Inspector, Arthur Stenberg the board discussed the definition for Modular vs Mobile Homes. It was agreed that the secretary will consult with the Building Inspector and come back with his reservations and recommendations.
5. Household Pets: The subject was raised as this is defined in Supplemental Regulations but no reference is made anywhere else in the Ordinance. After much discussion a recommendation was made to delete this item.
6. To the question regarding whether or not to require that lots be on water as well as sewer for certain uses it was agreed, since sewer disposal is more critical than the availability of water, to leave the Ordinance as it stands.
7. Highway Business District Page 36: After much discussion Judith Pratt proposed that item D. of Article V - Highway Business District be eliminated to be replaced with that which applies to Light Manufacturing in Article XIV, Section A. 20. Rod Zwirner second. The Vote: Rod Zwirner, yes; Ed Rowehl, yes; Mike Oldershaw, yes; Hugh Giffin, yes; David Essex, yes; Judith Pratt, yes.
8. The Board agreed that as it was probably omitted as an oversight, to add Conversion Apartments as a Special Exception use in the Highway Business District.
9. To a question about the deletion of the 1/2 mile requirement in item C.1 of Article VII - Rural District the vote was: Ed Rowehl, no; Mike Oldershaw, no; Hugh Giffin, yes; Dave Essex, no; Rod Zwirner, no; Judith Pratt, no. The motion failed. After

further discussion it was agreed that this use be allowed as a Special Exception in the Rural Conservation District.

10. A question about the lack of a requirement for road frontage in the Lakefront Residential District and what the reference to minimum lot width means was raised. This was discussed at length with no changes made.

11. Article XIII- Special Exceptions: It was agreed to add a requirement for handicap access to Elderly Housing (new construction). The Chair will check on the wording.

12. Article XIV - Supplemental Regulations Section A.12.: It was agreed to add as an accessory use in all districts.

13. Article XIV, Section 14.a., Christmas Tree Sales: It was agreed to allow this use in all districts for up to 4 weeks. The Board agreed that this was an oversight where omitted and could be construed as an editorial change.

14. Under Article XIV, Section 15.b(1): The Board agreed to add handicapped access and delete the 24 square foot requirement.

15. Article XIV, Section 16.c(5): The Board agreed to leave it as it stands.

16. The Sign Ordinance and some inconsistencies that occur in the that Ordinance were discussed. It was agreed to ask Board of Adjustment Member, Boyd Quackenbush for his input on the matter.

17. The Earth Excavation Regulation was discussed. It was agreed to list Earth Excavations as a permitted use in all districts except the Village and Residential. A definition for Earth Excavation was discussed. It was agreed to use the existing definition for Mineral Extraction by reference.

The Board agreed to schedule a public hearing for the adoption of the Earth Excavation Regulation and the adoption of some changes to the Subdivision and Site Plan Review Regulation for October 15, 1992 at 7:30 P.M.

Announcements:

Department of Environmental Services - Schedule of Workshops
Office of State Planning - Shoreland Protection Act

The minutes of August 20, 1992 were addressed. Rod Zwirner moved to accept the minutes as presented. Edwin Rowehl, second. So moved unanimously.

Meeting adjourned at 9:30 P.M.

Respectfully submitted,
Barbara Elia, Secretary