

Minutes of the Antrim Planning Board Meeting October 21, 1993

Present: David Essex Chairman; Edwin Rowehl; Judith Pratt; and Barbara Elia, Alternate sitting for Michael Oldershaw

The Chairman opened the meeting at 7:55 P.M. and introduced the Board as noted above.

James Tyler dba Tyler Small Engine: Public hearing concerning a site plan review of land and building located on Route 202 (Concord Street) in the Village Business District, tax map 1C lot 1472 to be used for small engine repair sales and service. James Tyler presented his proposal for retail sales and service which is a permitted use in the Village Business District. The lot size is in compliance and the location of the water, sewer and electric services are noted on the plan. Tyler has applied to the State for a driveway permit. There was a comment on the grade at the edge of the road and site distance. Tyler commented that the State has addressed these questions in the permit application. It was established that the vegetation is mixed hardwood. There was a discussion of noise, to which Tyler stated that the hours of operation would be between 8:30 A.M. and 5:30 P.M. There will be no evening hours. There was also a discussion of the area to be designated for parking. The Board suggested that in clearing the property some vegetation be left for screening between this property and the house now owned by Gary and Janet Gagnon. Judith Pratt moved to accept the completed application. Edwin Rowehl second. The vote: Edwin Rowehl, yes; Judith Pratt, yes; Barbara Elia, yes; David Essex, yes. So moved unanimously. Edwin Rowehl moved to approve the application of James Tyler, Planning Board File #93005 for a major site plan review of a 1.22 acre parcel, tax map 1C lot 1472, located in the Village Business District. Subject to the receipt of the Building Inspector's report of parking facilities and the State Driveway Permit. Second Judith Pratt. The vote: Edwin Rowehl, yes; Judith Pratt, yes; Barbara Elia, yes; David Essex, yes. So moved unanimously.

Master Plan: There was discussion relative to a suggestion that an introductory paragraph relative to changes in land use, changes in occupational activities and suggested locations for growth, be included in the Plan. It was noted that the disposal of sewerage is less expensive than the disposal of septage. An introductory overview was also discussed. Judith Pratt put forth a suggestion that the Town acquire a location for another well within the Town limits as an alternate source of water perhaps in the area of the aquifer located in the area of Route 9 and Route 31. She explained the advantages of the location as to the number of locations served and the possibilities for distribution.

The questionnaires have been mailed and returned, as of this date there have been 221 returned 59 of which were returned by way of the drop boxes located around Town. Chairman David Essex discussed plans for the tabulation of same.

Correspondence:

Office of State Planning: Copy for a proposed amendment to the Floodplain Development District Article XII of the Antrim Zoning Ordinance (required by FEMA) to be presented to the voters at the March 1994 Town Meeting.

A bill in the amount of 336.00 for copying the questionnaire submitted by Sim's Press. The Board unanimously approved payment of this bill.

USDA Soil Conservation Service: Notice of Public Forum on the NH Cooperative Soil Survey November 2, 1993.

Bennington/Antrim Wellhead Protection Program public hearing held tonight, October 21, 1993 at the Great Brook School sponsored by the Bennington Planning Board and SWRPC.

NHMA Law Lecture #3: The Chair reported on his attendance at the Law Lecture and provided the Board with a copy of the pass out provided at this lecture the topic of which was "Developments in the Law of Development" with special focus on Estoppel and Takings; written by Attorney Bernard Waugh, Jr. of the NHMA.

BOCA or Zoning Changes: The Board discussed procedures to be followed for changes to these regulations, i.e. public hearings and the time frame for same.

Minutes of October 7, 1993: A correction was made to add the word "one" to make better sense of the last sentence of the paragraph titled "Master Plan". Ed Rowehl moved to accept the minutes as corrected. Judith Pratt second. So moved unanimously.

Ed Rowehl made the motion to adjourn. Judith Pratt second. Meeting adjourned at 9:00 P.M.

Respectfully submitted,
Barbara Elia, Secretary