

Minutes of the Antrim Planning Board Meeting April 7, 1994

Present: Judith Pratt, Chairman; David Boule, ex officio; Michael Oldershaw; Hugh Giffin and Barbara Elia, Alternate sitting for Wayne DeKoning

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

Bruce L. and Paula R. Ramsey: Public hearing concerning a Site Plan Review for a Change of Use. The Applicant proposes to operate a flower shop on Elm Street in the Residential District. (tax map #1C lot #630) The Chair read the Statement of purpose in which the Applicant states the intention to sell plants, i.e. orchids, herbs, houseplants and other related items such as decorative vases and ceramic pots and cut flowers. She also read the report of the Building Inspector. The Board reviewed the application and plan. There being no further testimony Mike Oldershaw moved to accept the Application. Hugh Giffin second. So moved unanimously. There being no additional comments, Mike Oldershaw moved to approve the application of Bruce L. and Paula R. Ramsey Planning Board file #94002 tax map #1C lot #630 for home based business to sell plants and other related items. Second David Boule. The vote: Hugh Giffin, yes; David Boule, yes; Mike Oldershaw, yes; Barbara Elia, yes. The motion carried unanimously.

Kenneth Akins: The Chair reported that Ken Akins has indicated that he will serve as an Alternate to the Board. Mike Oldershaw moved to appoint Kenneth Akins as an Alternate member of the Antrim Planning Board. David Boule second. So moved unanimously. Kenneth Akins was sworn as an Alternate by Selectman David Boule.

Filmworks: A public hearing for a Site Plan Review/Change of Use has been scheduled for April 21. The Board reviewed the Application. Police Chief Brian Brown raised the question relative to fire safety and plans for the storage of chemicals at the facility. The secretary will contact the principals ask them to be prepared for the question at the public hearing.

Swiftwater Council Girl Scouts of America: The Chair reported on her conversation with Board Attorney Silas Little. She reported that inasmuch as the Girl Scouts have been keeping the Board informed of their progress there is no need for a Site Plan Review at this time. Little also commented that if the Town intends to seek a financial contribution relative to upgrading the road or the bridge it should be based on some factual data. He suggested a traffic count. The Chair asked the Police Chief if he had access to a counter. He will check into it. It was suggested that Chairman Pratt call the Girl Scouts and make them aware that at some point a traffic study will be necessary.

Lutheran Child and Family Services: In response to a call from the Shelter, Secretary Barbara Elia suggested that they meet with the Planning Board to have their State Recertification signed relative to the present use being a Permitted Use at that location. No representative of Lutheran Child and Family Services appeared at the meeting. Upon reviewing the file the Board took the position that inasmuch as, the Board of Selectmen had granted the Use in the beginning, the Board of Selectmen should sign the State Recertification if asked. Police Chief Brian Brown expressed his concerns about the Recertification of the Shelter. The consensus of the Board was that the Board has nothing to do with enforcement and can only operate within its area of authority.

Zoning Changes: The Chair raised the question of permitting decks in the setback area from a lake. This subject was brought up by Boyd Quackenbush a member of the Board of Adjustment. David Boule suggested that if permitted it should be an open deck and never covered. The Chairman made the observation that the results of the survey conducted as a part of the Master Plan indicates that the majority of people answering the survey think that the development of business is one of the most important goals of the Town. In view of this she suggested that light industry be permitted within 1000 feet of Route 31 by Special Exception. Mike Oldershaw suggested that the Board address both issues.

Minutes March 17, 1994: There was a mistake in spelling: reference to William Adolph should be changed to William Heydolph. Mike Oldershaw moved to approve the minutes as corrected. Hugh Giffin second. So moved unanimously by those members who were present at the last meeting.

Attendance: Mike Oldershaw asked that the Board review the attendance of members of the Board and what recourse the Board has if a member attends only a few meetings in a given year. The suggestion was made that the Board check the law.

Hugh Giffin made the motion to adjourn. Second David Boule. Meeting adjourned at 9:45 P.M.

Respectfully submitted,  
Barbara Elia, Secretary