

Minutes of the Antrim Planning Board Meeting June 2, 1994

Present: Judith Pratt, Chairman; David Essex; Michael Oldershaw; Hugh Giffin and David Boule' ex officio.

Also present were Phil Dwight, Chairman Board of Selectmen and Tom Davis, Selectman.

The Chairman called the meeting to order at 7:30 P.M. as their first order of business the Board and the Selectmen reviewed the Swiftwater Girl Scout Council Application for Site Plan Review which has been scheduled for Public Hearing June 16, 1994. Chairman Pratt provided the Selectmen and the members of the Board with a copy of a proposed development agreement that she has drafted for their consideration and comments. The Chair noted that the Board is of the opinion that it is best to do a Site Plan Review for the work planned for this summer and to have another at a later date to cover the balance of the Plan. It was noted that the plans for the Summer 1994 Construction Season include:

2 camper units which consist of 7 or 8 Adirondack Shelters

Gravel Access Road as shown on sheets S4 and S5 of the Plan to be eventually utilized as a four wheel drive access path to the Camp.

Existing building shown on Sheet S5 to be renovated from an existing administration building to a future arts and crafts building.

Building shown on Sheet S4 and labeled as the "Pavilion" to be constructed.

Plans to locate a temporary trailer along the four wheel drive access path to be used by the Superintendent during construction.

The Board and Selectmen discussed this proposal at length. It was noted that the Plan indicates that a total of from 14 to 16 Adirondack Shelters will be in place when the job is completed. The following questions were among those raised:

The number of girls per Adirondack Shelter?

Will the road into the camp support fire and rescue vehicles?

Dry Hydrants?

The Chair pointed out that this Site Plan Review will deal with the plans for the summer of 1994 only, not the whole project. The Selectmen spoke to the need for a traffic impact study. Further questions were raised relative to:

The need for a road study

Clarification of Fire and Rescue liability

Provisions for a temporary trailer. The need to differentiate between use as a construction office and use as living space was noted. The actual use of the trailer should be established.

The question of the delivery of supplies i.e. food, fuel, etc. was discussed.

The Chair observed that these questions could be raised at the Public Hearing. She reported that Tom Somers has indicated that temporary sewerage disposal has been approved by the WSPCD and the need for a copy of this letter for the file was noted. There was discussion of road conditions. Judith Pratt observed that there are three areas to be considered, Route 31 to the Bridge; the Bridge; and Brimstone Corner Road. There was discussion as to the capacity of the road and the bridge. Selectmen Tom Davis observed that there is a problem with the internal road and it should be identified. Selectman Phil Dwight suggested that it should be specified as an interim road. The need to establish the number of campers, and the liability for fire and rescue service was also noted. Phil Dwight suggested that it be made clear to the Girl Scouts that if this Summer of 1994 Plan is approved the overall project is not approved and asked that item #7 be added to the Development Agreement to the effect that:

7. It is understood that this agreement is entered into to facilitate the Summer of 1994 Development of this site and that it does not complete or bind the Planning Board to final approval in the site review process. The Planning Board will hold further reviews as further plans are submitted and may require actions such as, but not limited to, road and/or bridge improvements, as may be permitted by state and local law.

The consensus of the Board was that Chairman Pratt should consult with Board Attorney Silas Little and get his opinion on the legal aspects of the matter. This will be done before the Public Hearing.

Lutheran Girls' Shelter: The Shelter has provided the Board with a State Form to verify that it (the Shelter) is a conforming use in the Village Business District. After discussion relative to the manner in which this use was approved, the Board agreed that Chairman Pratt could sign the document to the effect that the use does conform to the requirements of the Antrim Zoning Ordinance. Kate Cushing representing the Shelter thanked the Board but asked that if Shelter is on the agenda for discussion at any meeting the Shelter be notified.

The Board returned to the discussion of the Girl Scout Site Plan Review. They agreed that the Chairman should consult with Si Little about the Site Plan and the proposed Development Agreement. A suggestion was made to acquire a copy of the Girl Scout Camp Rules and the State Rules as they apply to camps.

Minutes May 5, 1994: Mike Oldershaw moved to accept the minutes as presented. Hugh Giffin second. So moved unanimously.

James Wilcoxon dba Procraft: Public Hearing for a Site Plan Review scheduled for June 16, 1994.

Hugh Giffin made the motion to adjourn. David Essex second. Meeting adjourned at 9:30 P.M.

Respectfully submitted,
Barbara Elia, Secretary