

Minutes of the Antrim Planning Board Meeting July 1, 1999.

Present: Ed Rowehl, Chairman; Dave Essex; Tom Mangieri; Hugh Giffin and Denise Dargie Ex Officio.

Chairman Rowehl called the meeting to order at 7:30 p.m. Chairman Rowehl advised the Board and any abutters present that the public hearing that was scheduled for tonight has been cancelled. Chairman Rowehl stated that the Church is looking for a Special Exception to Article III, Section D of the Zoning Ordinance not a Change of Use therefore, the Church will need to go before the Antrim Zoning Board of Adjustment.

Dave Essex moved to cancel the public hearing concerning the application of the Baptist Church for an additional dwelling unit in the Parsonage. The Board will apply payment received for fees, advertising and public notification to the Zoning Board of Adjustment and will refund balance, if any to the applicant. Tom Mangieri second. Roll call Dave Essex, yes; Ed Rowehl, yes; Tom Mangieri, yes; Denise Dargie, yes; Hugh Giffin, yes. Unanimously agreed.

PRELIMINARY REVIEW:

The Board met with Norma Bryer and her son Todd Bryer regarding the process for subdividing her property located at 74 Old Hancock Road. Mrs. Bryer stated that she has approximately 170 acres and is looking into subdividing into two lots one lot will consist of 15 acres and her house, which she will keep for herself and the remaining acreage will be sold off as one lot. Mrs. Bryer stated that she has consulted with Don Mellen, a licensed surveyor and he had suggested that she ask the Board if she needs to have all 170 acres surveyed or if she could survey the portion that she will keep and then contingent upon the sale have the remainder surveyed. Hugh Giffin asked if she has ever had the property surveyed before, she stated that she has not. She did state that all four corners are pinned and that the property is bordered by stone walls. After a brief discussion it was the consensus of the Board that Mrs. Bryer appears to meet the subdivision requirements and the Board suggested that she have the surveyor take into consideration setback requirements. Chairman Rowehl reminded Mrs. Bryer that tonight's meeting was strictly preliminary and that she will need to submit a formal application for subdivision.

The Board met with Ben Chadwick to discuss a minor change to Phase 1. Mr. Chadwick stated that he would be moving the greenhouse to the location that was proposed in the year 2000 – 2001 (Phase 2). It was the consensus of the Board that this change on the plan is of such a minor nature that it does require a Site Plan Review.

Hugh Giffin made a motion to cancel the July 15, 1999 meeting. Denise Dargie second. Unanimously agreed.

Hugh Giffin made a motion to accept the minutes of June 3, 1999 and June 24, 1999. Tom Mangieri second. Unanimously agreed.

Chairman Rowehl reminded everyone that the next Master Plan work session will be held on July 22, 1999 at 7:00 p.m.

Hugh Giffin made the motion to adjourn. Tom Mangieri second. Unanimously agreed.

Respectfully submitted,
Sherry Miller