

ANTRIM PLANNING BOARD

April 10, 2001 Meeting

Members present:

Fred Anderson
Peter Beblowski
Dave Penny
Spencer Garrett
Bill Prokop

Members Absent:

Bob Bethel
Denise Dargie
Tom Mangieri
Ed Rowehl
Mary Wardman

Attendees:

Judith Giffin
Joe Hugron, Jr.
Chuck Setaro
Maharishi School of Vedic
Bill Rist
Beat Odermatt
Bob Rosania
Don Mellen
Peter Mellen

Vice Chairman Anderson opened the meeting at 7:00 PM. He appointed alternate Beblowski to sit for Mr. Bethel, alternate Prokop to sit for Mr. Mangieri and alternate Vasques to sit for Mr. Rowehl.

Ms. Giffin appeared before the Board for a consultation. She would like to divide her property into two lots. She has obtained estimates from surveyors in the range of \$14,000 - \$15,000 to have the land surveyed as required for a minor subdivision per the regulations. She asked the Board if they could give her any relief from the requirements to lessen the cost of a survey. Questions were raised by Board members as to whether or not the Board had the authority to grant waivers of the requirements. It was determined that they did under Section XI of the "Antrim Subdivision & Site Plan Review Regulations". Questions were also raised as to the purpose of the regulations, i.e. were they for the benefit of the buyer or the seller of the property. Ms. Giffin was asked if the surveyors had indicated which requirements could be eliminated that would result in a reduction in the cost of the survey. She was told that if the following items under Section V.B.3.a could be waived it could reduce the cost of the survey to about \$6,000 - \$7,000. They were Item 11 (Location of wetlands and one hundred year flood elevation line), Item #17 (Location of soil test pits, test borings & percolation test pits), Item #18 (Existing grades, drainage systems and topographical contours), Item #19 (Ground Control), and Item 23b (Closure dimensioning). The Board decided that they would take the matter under advisement and inform Ms. Giffin of their decision which would be made at the April 17th meeting.

Mr. Joe Hugron, Jr. asked for a consultation. He is planning to sell his property at 1168 Concord Road (Map 7, lot 76) to Mr. Chuck Setaro who plans to conduct an auto repair facility and sell used cars. Mr. Hugron explained that this was the type of business that he was currently conducting on the site. He said that they needed documentation from the Board for their bank stating that the intended use of the property was a permitted use. The question was raised as to

whether or not a site plan review would be required for the new owner. Mr. Hugron & Mr. Setaro were queried regarding aspects of the business which would be conducted on the site. Following some discussion a motion was made by Mr. Beblowski, and seconded by Mr. Prokop that a site plan review would be required by Mr. Valerino. Roll call vote: Mr. Prokop – aye, Mr. Beblowski – aye, Mr. Garrett – nay, Mr. Penny – aye, Mr. Anderson – aye, Mr. Vasques – aye. The motion was carried.

Mr. Peter Mellen asked for a consultation on behalf of the Maharishi School of Vedic. He presented a conceptual plan showing how the School would like to sell off two pieces of property. The money raised would be used to finance the construction of an office building on the school property. The office building would be used solely for the administration of school business. Mr. Rist explained that the local facility currently handles the administrative work for the Vedic school nationwide. Mr. Mellen explained that they may also construct one more residence on the property in the not too distant future. Mr. Rist said that further long range planning could possibly include the development of retirement housing or summer residences which would not be directly related to the school. Some discussion followed regarding the project and questions were asked regarding the removal of buildings which were being demolished. Mr. Rist indicated that they were getting rid of the material the best way they could and that they were aware of the requirements for disposing of solid waste. The next step in the process would be to apply for a subdivision.

Mr. Anderson then called for the approval of the minutes of the April 10, 2001 meeting. A motion to approve the minutes as amended was made by Mr. Penny, seconded by Mr. Prokop and passed on a voice vote.

The Secretary advised the Board that Ms. Dargie had submitted a letter of resignation and the Board should consider who to appoint as her replacement. Mr. Penny nominated Mr. Prokop. The nomination was seconded by Mr. Anderson and unanimously passed. Mr. Prokop will serve until the March 2002 elections.

The Secretary reported that Mr. Penny had scanned the ordinance manual and the next step was to begin the process of editing the manual and incorporating the lasted changes.

Mr. Prokop presented the work he had done on the Master Plan. Copies of suggested changes were given to the members. He also provided information supplied by Mr. Nanniicelli as to what the needs were for after school programs. Assignments to work on respective sections of the Master Plan were given to various members as follows: Introduction – Mr. Anderson, Policies and Objectives – Mr. Penny, Community & Facilities – Mr. Prokop, Construction & Materials – Mr. Beblowski, Traffic & Transportation – Mr. Garrett, Conservation – Mr. Vasques, and Existing Land Use – Mr. Bethel. Work on the Master Plan will be continued at the April 17, 2001 meeting.

A motion to adjourn was made by Mr. Penny, seconded by Mr. Beblowski and passed. Mr. Anderson adjourned the meeting at 9:40 PM.

Respectfully submitted,

Paul L. Vasques, Secretary
Antrim Planning Board