

ANTRIM PLANNING BOARD

Minutes of the February 6, 2003 meeting

Members present:

Peter Beblowski
Tom Mangieri

Bob Bethel
Mike Oldershaw

Jen Cunningham
Ed Rowehl

Members absent:

Fred Anderson
Bill Prokop

Spencer Garrett
Dan Valley

Craig Oshkello

Public attendees:

None

Chairman Rowehl opened the meeting at 7:00 PM by asking that Mr. Oldershaw sit for Mr. Anderson and Ms. Cunningham sit for Mr. Garrett. He then announced that a conceptual consultation was scheduled for Mr. Steve Barfus who was interested in developing cluster housing along Pierce Lake Road which is in the rural district. Unfortunately Mr. Barfus did not show up. He had discussed the matter with the Secretary the previous week and was told that there appeared to be a discrepancy in the wording in the Zoning Ordinance. Article VII – Rural District did not allow Cluster Housing as a permitted use, accessory use or use permitted by special exception; however Article XIV, paragraph O.3.a – Supplemental Regulations was worded to allow Cluster Housing in the Rural District. The Secretary suggested that Mr. Barfus attend the 2/6/03 meeting for a conceptual consultation to clarify the discrepancy. In the interim time the Secretary researched the matter and discovered that Cluster Housing was eliminated as a permitted use in the Rural District from the ordinance adopted in 1989 by a ballot vote of 532 to 148 on March 8, 1994. Although the correction was made in Article VII – Rural District it was not made in Article XIV, paragraph O.3.a – Supplemental Regulations. The Secretary noted that the word “Recreational” in Article XIV, paragraph O.3.a – Supplemental Regulations also was not changed to “Lakefront Residential” in the Zoning Ordinance manual. Based on the foregoing, it was concluded that it was an oversight that the changes to Article XIV, paragraph O.3.a – Supplemental Regulations were not made and Article VII – Rural District was the binding ordinance. The Board instructed the Secretary to add the matter of cluster housing to the list of ordinances to review for possible changes during the forthcoming year.

Mr. Beblowski made a motion which was seconded by Mr. Mangieri and passed to approve the minutes of the 1/16/03 meeting as corrected. Mr. Mangieri made a motion which was seconded by Mr. Bethel and passed to approve the minutes of the 1/23/03 meeting as corrected. Mr. Mangieri made a motion which was seconded by Mr. Beblowski and passed to approve the minutes of the 1/30/03 meeting as corrected.

There was some discussion as to whether or not a fee should be charged for processing an application for a lot merger. The Secretary was instructed to find out what the filing fees were to file the document with the registry of deeds. Mr. Beblowski suggested that if a fee is adopted, it should be revenue neutral. Mr. Beblowski also suggested that the Board consider charging a fee for the times the building inspector is to inspect excavation sites. The Secretary was instructed to review the matter with the building inspector and report back to the Board.

Since the town hall auditorium will be in use on April 3rd, it was decided to cancel the regular meeting scheduled for that date. The first meeting in April will be April 17th, unless any applications are filed which require a hearing before that date.

Mr. Beblowski presented some changes he felt should be made to the application for excavation sites; namely, deed information, tax filing documentation, and copies of permits issued. The Board concurred with his suggested changes. It was determined that the Board could still proceed with hearing an application if this information was not available.

Mr. Mangieri asked if any sort of time line was to be set to bring all the excavation sites into conformity with the regulation. The Secretary noted that it would be difficult to do so because it would be dependant upon the availability of the building inspector and building permits took precedence over excavation site inspections. It was agreed that a procedural plan and the documentation to be used by the building inspector be completed and presented to the Board by the building inspector at 7:00 PM of the first Thursday in March. It was decided that the first site would be brought into conformance by May 1, 2003. It was further agreed that a target date of July 1, 2003 be established as a date to complete the inspection of all sites and assure their conformance to the regulation. Mr. Oldershaw suggest that site operators and owners should have a conceptual consultation with the Board prior to having a formal hearing. The Secretary was instructed to call Southwest Regional Planning Commission to see if they had sample applications, operational or reclamation plans.

There was a brief review of possible changes to ordinances and regulations. It was decided that the Secretary would place one or two on the agenda for each meeting for consideration. He was also to check with the building inspector on how septic systems were handled when conversion apartments were added to existing dwellings.

A motion was made by Mr. Mangieri, seconded by Mr. Beblowski and passed to adjourn the meeting. Mr. Rowehl adjourned the meeting at 8:25 PM.

Respectfully submitted,

Paul L. Vasques, Secretary
Antrim Planning Board