

ANTRIM PLANNING BOARD

Minutes of the February 20, 2003 meeting

Members present:

Peter Beblowski
Tom Mangieri
Dan Valley

Bob Bethel
Bill Prokop

Jen Cunningham
Ed Rowehl

Members absent:

Fred Anderson
Craig Oshkello

Spencer Garrett

Mike Oldershaw

Public attendees:

Philip Uy

Scott Burnside

Chris Baker-Salmon

Chairman Rowehl opened the meeting at 7:00 PM and appointed Mr. Valley to sit for Mr. Anderson and Ms. Cunningham to sit for Mr. Garrett. He then opened the Public Hearing on the proposed new for Sexually Oriented Businesses based on a draft prepared November 20, 2002.

Mr. Uy asked if it was the intention to limit the number of such businesses in town. It was explained that the intent was to control the areas in town where such businesses could operate and specify the minimal distances between such facilities. Following discussion by the Board members, a number of insignificant changes were made in wording. The consensus of the Board was that the changes did not significantly change the intent of the ordinance. The Secretary was instructed to forward a copy of the revised ordinance to town counsel for his review. The members agreed not to vote on the adoption of the ordinance at this time and to wait until they had a reply from town counsel. Mr. Rowehl then declared the public hearing closed.

A motion made by Mr. Mangieri and seconded by Mr. Beblowski to approve the minutes of the February 6, 2003 meeting as corrected was passed. The Secretary presented the following correspondence: Planning & Zoning Conference – April 12, 2003, Nomination form for Project, Program or Activity Awards, Economic Development & Business Forum - March 7, 2003, Federalizing Land Use Planning Article, Town of New Boston, PWSF - Public Hearing 2/25/03. Mr. Prokop advised that the Capital Improvement Plan was still being developed.

The Secretary advised the Board of a phone call from Mr. Gary Springs; the Shoreland Outreach Coordinator for DES regarding his concerns with some wording of the proposed ordinance for Shoreland Protection adopted by the Planning Board. Specifically he felt that items 5.c bulk storage of chemicals and 5.d Bulk storage of petroleum

products or hazardous materials were not clearly defined and subject to a variety of interpretations. Mr. Baker-Salmon expressed the same concerns and was worried that if these items were not more clearly defined it could cause difficulty for an individual with property in the overlay district to obtain financing. He respectfully requested that the Board revisit the matter. Both Mr. Mangieri and Chairman Rowehl assured Mr. Baker-Salmon that the Board would indeed take into consideration his and Mr. Springs concerns during the ensuing year.

The Secretary advised the Board that he and Mr. Rowehl had met with Mr. Parsons, the building inspector and reviewed the documentation and procedures to be followed in granting a permit for a new excavation site or the expansion of an existing site. They also reviewed the documentation to be used as a guide by the inspector to insure compliance with operating and reclamation standards. The documentation will be presented to the Board at the March 6, 2003 meeting and the building inspector will be in attendance to answer any questions which may arise.

The Board members entered into discussion as to whether or not conversion apartments should be allowed in the Lakefront Residential or Rural Conservation Districts. Following considerable discussion which took into consideration such matters as septic systems, the Secretary was instructed to prepare a proposed revision to the ordinance for review by the members.

It was decided that the Secretary should prepare a proposed change to the ordinance for review by the members to consider condominiums as a permitted use separately from cluster housing

The Board also discussed whether or not cluster housing should be allowed in the Lakefront Residential and Rural Conservation District. The Secretary was instructed to prepare a draft of such an ordinance to be considered by the members.

A motion made by Mr. Mangieri and seconded by Ms. Cunningham to adjourn the meeting was passed. Mr. Rowehl adjourned the meeting at 9:00 PM.

Respectfully submitted,

Paul L. Vasques, Secretary
Antrim Planning Board