

# **ANTRIM PLANNING BOARD**

## **Minutes of the March 6, 2003 meeting**

### Members present:

Fred Anderson  
Jen Cunningham  
Craig Oshkello  
Dan Valley

Peter Beblowski  
Tom Mangieri  
Bill Prokop

Bob Bethel  
Mike Oldershaw  
Ed Rowehl

### Members absent:

Spencer Garrett

Public attendees:     None

Chairman Rowehl called the meeting to order at 7:00 PM. He appointed Mr. Oldershaw to sit for Mr. Beblowski and Mr. Valley to sit for Mr. Garrett. The business meeting started with a motion by Mr. Mangieri which was seconded by Mr. Prokop to approve the minutes of the February 20, 2003 meeting. The motion was passed.

Mr. Mangieri asked that the question of whether or not to hold two regular meetings per month be placed on the agenda for the next meeting. It was then decided that the Board should meet on March 20<sup>th</sup>. The Secretary introduced a letter transmitting the proposed ordinance for Sexually Oriented Businesses to Town Counsel for his review and comments on an article submitted by Mr. Mangieri regarding the proposed I-93 expansion project.

The Secretary asked the Board if they wished to subscribe to the "Zoning Bulletin". The subscription cost of \$101.81 per year would be split with the Zoning Board. The consensus was that a decision be delayed until the next meeting to give members the opportunity to review the sample copy submitted by the Secretary.

Mr. Prokop reported that he would be able to present a summary of the Capital Improvement Plan at the March 20<sup>th</sup> meeting. The Secretary reported on the status of excavation sites as regards the application form to file for a new or expanded site and the check lists to be used by the building inspector to insure compliance with operational and reclamation standards. The consensus was to not approve the material as presented until the building inspector could appear before the Board to answer any questions. The Secretary will reschedule the review to the March 20<sup>th</sup> meeting. Mr. Mangieri asked if members of the Board could visit sites so more members could become familiar with the matter of regulating excavation sites. Mr. Oldershaw pointed out that any member could do so with the permission of the site owner or operator. Mr. Beblowski felt that this was a reasonable idea.

The matter of conversion apartments and the districts in which they were permitted was placed on the table. Mr. Rowehl explained how and why the concept of conversion apartments was originally introduced into the ordinances. After considerable discussion Mr. Oldershaw felt that the first thing that needed doing was to generate a better definition for conversion apartments and the distinction between conversion apartments, mother-in-law apartments and duplex housing. The Secretary was instructed to develop such definitions as the basis for preparing associated ordinances taking into account those districts in which such facilities would be permitted.

The Board reviewed the present procedure being used by the building inspector regarding the requirements for a septic system when an addition is added to an existing structure or an apartment is constructed within an existing structure. The Board concluded that the building inspector should make his determination as to the adequacy of an existing septic system to accommodate an expansion of the structure according to the state requirements based on the number of bedrooms only and not on the composition of the residents.

Mr. Beblowski asked the Secretary to prepare wording to be incorporated into the Subdivision and Site Plan Review Regulations to require wetlands to be certified by a Wetlands Scientist and present such wording to the Board for their approval.

The subject of conduct by Board members during a public hearing was introduced under new business. Following some discussion, it was the consensus that if a member of the Board attending a public hearing knows that they will want to leave early, they should advise the Chairman to appoint someone to sit for him/her at the beginning of the meeting.

Respectfully submitted,

Paul L. Vasques, Secretary  
Antrim Planning Board