

The Board of Adjustment met in executive session after the public hearing on the petition of Antrim Malls, Inc. Present were: Robert B. Flanders, Chairman, William C. Abbott, Emery S. Doane, Benjamin Pratt, Eric Tenney, Mrs. Dik, Clerk, and Mrs. Carole Webber, alternate.

Colonel DeFoe was called in to answer questions by the Board. Mr. Pratt was concerned about the water supply, and asked for more information. Colonel DeFoe replied that there are two possibilities: (1) Extension of the Precinct and (2) self-sufficient on the site. Mr. Pratt asked, "In that regard do you have hard knowledge of amount of water delivery, gallons per minute or storage that would meet insurance requirements?" Colonel DeFoe, "First, of all a survey is being made of the feasibility of bringing in town water. The cost for a distance of about 1400 feet would be \$20,000-odd for trench digging and weighing amount of water that would come. We are limited to 8-inch pipe. However, I will have dollar figures from the Precinct. The

second factor I present without opinion. We have an agency coming Thursday morning to survey the site. This is the same agency that is going to Nigeria to find water for them. On the basis of a system which has been successful they identify the amount of water in the total area and will respond to requirements for water in terms of gallons per minute and depth for drilling. They can make a valid judgment where to drill for sufficient water; what it will cost for one or a dozen wells that will provide the volume necessary. The first call, which is the highest user of any other, is 30,000 gallons a day. They would work eight hours which gives 16 hours to accumulate ahead. We will be working with the construction people who will be working with the insurance people. The water is recoverable; it goes back into the ground. I cannot give anything more specific until building progresses in conjunction with their insurance people." Mr. Abbott asked, "If they use chemicals what about the disposal system meeting state requirements, etc.?" Colonel DeFoe replied that he is very much concerned that they have internal to the plant a granite chip filtering process which converts the water to chemically pure water. Human waste will be handled in the usual way. The water comes out of the ground and goes back into the ground.

Colonel DeFoe personally feels that he would like this park to generate its own water system and pump some of it into the town system.

Mr. Pratt questioned the somewhat unusual methods of this company and asked if their results would be good. Colonel DeFoe replied that they have had 80% depth accuracy and 90% flow accuracy. They will find it and tell us how much - say 100 gallons per minute. If they do not, we do not pay.

Mrs. Webber then raised the question about conflict of interest, and Colonel DeFoe asserted strongly that there is evidence only that he is trying to do something for the town. He said he would not take a vote or stand from the Planning Board to this Board. Mrs. Webber asked, "Would you take a stand

in the Planning Board?" and he replied, "Yes."

Mr. Abbott mentioned that the Planning Board does have two real estate agents on the Board. Their knowledge of what is going on in town and how these things are handled is very helpful. They cannot swing the Board because it is big enough. Their advice is valuable as advice. "I was leery at the beginning, but am now delighted."

Mr. Flanders queried about the necessity in the future of enlarging the Fire Department, and Colonel DeFoe replied that this is no burden to the present fire equipment. There are in the town hydrants, ponds, etc. so it would not be a burdensome demand for fire protection. Mr. Abbott asked if this would be a one-story building, and Colonel DeFoe replied that it would be and that water and equipment now in town could cope with anything in this area. Insurance terms would restrict. Mr. Doane asked if they would restrict all buildings to one-story, and the reply was that is a characteristic of industries to build a broader, lower building; it is a more satisfactory system than a higher building; but I would not want to make a promise. In building modular homes they would need more height.

Mr. Flanders called for any further questions, and as there were none he thanked Colonel DeFoe for all his information.

Then Mr. Flanders asked the Board if they would limit this meeting to one hour. It was so agreed. He went on to say that the question really was to approve this piece of land for industrial use. Mr. Abbott asked, "Is this spot zoning or is it an acceptable exception as stated in the Zoning Ordinance?" Mr. Henderson replied that he had done considerable research on the subject. Spot zoning is for an industry where it is not in keeping with the master plan and not in keeping with the area - rezoning of a small area for industrial use. This is not so

in this case because of the special exception provision. It is something which is basically allowed if they can convince the Board that this proposed use meets with the standards and restrictions. Mr. Abbott asked how to answer Mr. Clarke's point about spot zoning, and Mr. Henderson replied that there should have been an Industrial District in the Ordinance. Mr. Abbott replied that it was considered political dynamite at that time. Mr. Henderson felt that it would be better to have an Industrial District for a whole big stretch on Route 202. Because that is not yet so this is the only way Antrim Malls can take. If the Board grants a special exception it should impose restrictions so that the organization cannot deviate from what can go in there.

Mr. Flanders felt that Colonel DeFoe should have gone to the Planning Board first for approval of that site as suitable for industry, and called for such a vote. Unanimously agreed.

Mr. Doane asked if the Planning Board can take action on this tomorrow night, and it was agreed that it could. Pending the Planning Board's decision this meeting was adjourned at 9 P.M. to a week from tonight, June 18, 1974, at 7:30 P.M., and the Clerk was asked to so remind this Board

Respectfully submitted,

Catherine C. J. Dife