

Minutes of the Antrim Planning Board Meeting February 1, 1990

Present: Judith Pratt, Chairman; Nancy Timko; Rod Zwirner; David Essex; Edwin Rowehl, ex officio.

The Chairman opened the meeting at 7:30 P.M. David Cutter met with the Board to talk about his subdivision of the Hyland property and also to discuss the Site Plan Review for the post office. Ed Rowehl pointed out that the location of the road has been moved and that this should be indicated on the plan. Cutter addressed the site plan and indicated that he has at least one bank interested in a location on the street side of the development. He asked the Board for its input on the construction of another driveway which will have limited access for a bank drive up window and delivery trucks. He commented that there are no plans for a large canopy only some protection for the patrons of the bank. The Board talked about the desirability of some greenspace. Rowehl commented on curtailing parking on the street after the post office moves. The Chair advised Mr. Cutter to endeavor to keep his appointments and put his changes on paper. The Board also spoke to the undesirability of pressured deadlines. Essex asked about the uses planned for the building. He also commented on the number of parking spaces needed. Rod Zwirner asked about signs. The Chair commented on the need for a notified hearing so that the abutters can be made aware of the changes. Essex asked about building design. Cutter said that it would probably be similar to the Peterborough building, perhaps a little more traditional.

The Board addressed the proposed subdivision of the property on Clinton Road, formerly owned by Black. Harry Page explained that David Cutter now owned the property and that he, Harry Page, is the applicant for the subdivision as an interested party. Page explained the status of the Moore/Zawacki property as it concerns the subdivision. He explained the wording as it pertains to tracts and lots as stated on the map. Page outlined the boundaries. The Chair commented on the ability of the Board to subdivide on a class VI road and advised Page that this is based on the contingency that the Selectmen allow the developer to upgrade the Class VI Road. Page outlined the applicant's plan and argued that Whiton Road is not a Class VI road because in 1975 Whiton Road was designated a Scenic Road. The Chair commented that Board Attorney, Silas Little, has expressed the opinion that this designation did not make sense. Page quoted from further Town Reports where work had been done on Whiton Road. He also demonstrated the State Map (inventory 112), and quoted Kelton E. Garfield of the State Highway Department. Page also asked about TRA for Class VI roads. He agreed that a contingency will be put on the plan, ^{that} if anything other than one house is built on the lot the Applicant will upgrade the road. Zwirner asked about the setbacks between the two dwellings. Page explained the house is existing and the frontage cannot be changed. Access from Congreve was discussed and the Applicant commented on the dangerous intersection at Congreve Road and

Route 31. Page spoke to the desirability of a cluster development. Page made further comments on the five year proviso for a Class VI road. The Chair will give the information to the Selectmen and get their input. The Board attorney will also be consulted if necessary.

The Chair submitted the report on the KDK Development done by B.G. Miller Engineers. The Board read the report and some discussion followed, this will be addressed at the continued public hearing February 8, 1990.

The plan for the land on Pierce Lake Road submitted by the Blairs was reviewed. This is for a two lot subdivision of land formerly owned by Alice Mulhall. A public hearing was scheduled for March 8, 1990.

Chairman Judith Pratt distributed copies of the Planning Board's annual report which she has prepared for publication in the Town Report.

The minutes of the January 25, 1990, meeting were addressed. David Essex moved to approve the minutes as edited with Rod's name corrected. Second Rod Zwirner. So moved.

The Board reviewed the questions on the zoning changes proposed for the 1990 ballot.

Motion to adjourn.

Respectfully submitted,
Barbara Elia, Secretary