

Minutes of the Antrim Planning Board Meeting June 7, 1990

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; David Essex; Rod Zwirner; Barbara Elia, Alternate, sitting for Nancy Timko.

The Chairman opened the meeting at 7:30 P.M. and introduced the Board. The first item on the agenda was a continued public hearing for Richard Millard and Linda Kallenin, Site Plan Review for a restaurant at the corner of Main Street and West Street, property of Frances Sawyer. The Chair informed the Board that she has consulted with the Board Attorney, Silas Little and he has informed her that the Board can regulate the operating hours for the business as a contingency. The proposed sign and the size of same was the subject of discussion. Richard Millard presented a plan which demonstrates the location of the lighting in the parking lot and the proposed location of the sign. He indicated that they plan to use solar walking lights with a Victorian style gas light. The Chair pointed out that the lighting should not intrude on the abutting property. Ed Rowehl called the applicant's attention to the regulations that apply to lighting of signs. The Chair commented on the desirability of a positive closing time possibly 10:00 P.M. Rowehl explained that the applicant does not necessarily have to be out of the building by 10:00 P.M. but the customers will have to be gone. After some discussion it was agreed that a reasonable closing time would be 10:00 P.M. There was some discussion relative to the paving of the parking lot. Rowehl observed that the intention of the paving was to hold down the dust. The Chair stated that they should meet the requirements of the Fire Chief and have it inspected. The Road Agent will be inspecting for the driveway permit. David Essex moved to approve the site plan of Richard Millard and Linda Kallenin for a restaurant at the corner of West Street and Route 31 subject to the following contingencies:

- 1) Closing will be at 10:00 P.M.;
- 2) The parking area shall be paved or a variance shall be obtained from the Board of Adjustment;
- 3) Lighting shall be built according to plan;
- 4) Any sign shall be under six (6) square feet or a variance shall be obtained from the Board of Adjustment;
- 5) The project shall meet the requirements of the Fire Chief before opening; and
- 6) A driveway permit shall be obtained from the Road Agent.

Ed Rowehl second. So moved, unanimously.

The next item on the agenda was the proposed subdivision of property on Old Pound road owned by Richard Houston. Harry Page appeared before the Board representing Richard Houston. The Chair stated that on the review it was noted that a variance for frontage might be necessary. After further investigation it was determined that there was adequate frontage for a two lot subdivision. One lot with 200 foot frontage and the other with

227 feet. An error on the plan was pointed out by Page. The public hearing was scheduled for June 28, 1990.

The Chair commented on the fact that Silas Little, Board Attorney has cautioned the Board on its action as it relates to conflict of interest on the part of any Board member. He cautioned that a Board member who steps down as a result of such a conflict should be very careful about making comments about such a matter outside the public hearing.

The Capital Improvements Plan and the Population and Housing Study were addressed with comments on same being given by Ed Rowehl and Administrative Assistant Madeleine Henley. The Chair will compile the critiques and forward them to Southwest Regional Planning Commission in order that the Master Plan can be updated and the Capital Improvement Plan can be adopted.

David Essex submitted copies of his work on the Subdivision Regulations for the Board's review. Chairman, Judith Pratt commented on the Minor subdivision and suggested that, perhaps minor subdivisions should be outlined as subdivisions that do not have changes to utilities, that is, if a subdivision requires the construction of new roads, etc. it should be called major. The need to simplify regulations as they apply to minor subdivision was discussed.

Minutes of the May 28, 1990 meeting were addressed. Chairman, Judith Pratt corrected the comments made relative to the Fire Chief's requirements on page 2, they should read: dining room - 2 lighted exits, and ABC fire extinguisher; Kitchen - ABC fire extinguisher and hoods, fans and alarms for fryers. Ed Rowehl moved to accept the minutes as corrected. Second Rod Zwirner. So moved unanimously.

David Essex commented on the handout on his work on the Subdivision Regulation. He addressed the requirement for a performance bond, and discussed as built requirements and other changes that he has made.

The Board took this time to review the Definitions #36 through 48.

Motion to adjourn,

Respectfully submitted,
Barbara Elia, Secretary