

Minutes of the Antrim Planning Board Meeting September 6, 1990

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

The Chairman opened the meeting at 7:30 P.M.

Harry Page: presenting a proposal for a three lot subdivision of his property on Old Pound Road. The fact that maps for a proposal should be in the hands of the Board before the meeting was stressed and the Chair questioned the manner in which Lot #1 was defined. She stressed the fact that inasmuch as, this lot entails acreage on both sides of the road, it should be clearly defined. Robert Watterson, an abutter reviewed the proposal and suggested that the lots be numbered so that there will be no confusion. It was agreed that it will be noted on the plan that the house lot and the lot with the barn on it will be combined as one lot with the provision that there be no further building for living purposes on either lot. This lot will be numbered lot #3a and 3b. There was further discussion of control to keep lots 3a and 3b as one lot. Lucia Cate, an abutter, also reviewed the plan. Page offered to provide a deed showing that the lots in question must go as one parcel. Bob Watterson observed that the plan is confusing due to the fact that the interior stone wall appears to be a lot line. It was noted that there are no metes and bounds noted on the plan at that point therefore it is not a line. A drill hole having no meaning on the plan was also noted and a suggestion was made that this be removed along with the interior stone wall so that there will be no question as to the number of lots. It was also suggested that the stone wall be continued on page 2 of 2. Page agreed to do this and to remove all irrelevant drill holes. The Public Hearing was continued until September 13 when the Applicant will return with a corrected map. Rod Zwirner joined the Board.

Robert Gladding: for a Public Hearing for a Site Plan Review to create additional parking on his property at the corner of Route 202 and Prospect Street. This parking lot will have a hard pack surface and Gladding was informed that he would probably have to appear before the Board Of Adjustment for a Variance to the paving requirement. The Chair stated that the Board will need a statement from the road agent approving an additional curb cut. The need for a statement from the Building Inspector and for a turning area within the lot was also noted. The Applicant stated that the additional parking spots will be for the doctor and his nurse and any other professionals working at this location. The existing parking area will be for patients only. The Applicant plans to resurface the existing area. The Chair observed that the Road agent should be made aware of the three additional parking spaces and how they relate to the proposed additional curb cut. She requested that the number of additional parking spaces should be included in the Approval of the Road Agent. In answer to a question about lighting the Applicant noted that there is a light on the barn that goes on at dusk and off at

dawn. There is also a street light at the corner. The public hearing was continued until September 13, when the Applicant will return with approval for the curb cut from the Road Agent and the Board will have the Building Inspector's report.

Ed Rowehl stepped down from the Board for the matter of discussion of the Great Brook Cluster Subdivision. The corrected plans have been delivered into the hands of the Board. These plans indicate the reduction of the size of the proposal by one lot (27 lots) and the correction of the lot line as it pertains to the second lot of the subdivision. The Chair noted that before plan is completed the drill holes will have to be indicated on the plan. The plans will be reviewed by the Sewer and Water Commissioners, after which they will inform the Board of their approval or the need of anything further. The Chair stated that the Board will need to make a list of any further requirements that they might need in order to make a decision. A review of the traffic generated by the school was mentioned and the Chair suggested that the Board write a letter suggesting that, with the developers' permission, the Board could get an estimate for a traffic survey for the school. When this is complete and the Board has heard from the Sewer and Water Commissioners the Board can go into deliberations. The Chair expressed her concern for the amount of ledge that will be encountered when completing this development and the fact that this has not been addressed in the estimates. The Board of Selectmen has given an extension to the ninety day time frame and a letter will be forthcoming. Bruce Jeffery asked for information on the need for traffic study. The Chair referred to the review by Planner, Karen Cullen, and suggested that the traffic study could impact the developers' share by a reduction of his participation in the cost of improvements. The Chair has talked to Board Attorney, Silas Little, who has advised her that he will review the Articles of Agreement when all the deeds, rights of way, and other pertinent information are in the hands of the Board. The Great Brook Subdivision hearing was continued until September 13. Ed Rowehl rejoined the Board. Rowehl informed the Board that there will be an Open House at the school Sept 19 from 4 P.M. until 6 P.M.

Asbel Adkins: The Board addressed an application from Asbel Adkins for a home based business to be operated on his property on Clinton Road. The need for a detailed statement of purpose and to have the Building Inspector look into the parking arrangements was noted. There was some discussion relative to the number of parking spaces that will be needed. A Public Hearing will not be scheduled until the application is more complete.

Nancy Timko reported on the efforts of the sub committee in the matter of the amendment to the Zoning Ordinance which will allow an "Institutional Use" ~~namely~~ ^{namely} a prison at the location of Hawthorne College and other areas in the Rural Zone. The need for further investigation of the details on the subject was

stated. The time frame to have the Special Town Meeting, required by this change, fall on the date of the General Election in November was discussed. The Chair advised the subcommittee to check with Board Attorney Little about this and to get his advice on other legal aspects of the subject. There was further discussion of the time frame for a public hearing and Special Town Meeting. The committee will ask Harry Page if he has any information on regulations for correctional facilities. Page who was present referred to the ACA regulations. There was some discussion of the availability of information and how the board can obtain it, also discussed were the possible requirements for such a use.

Capital Improvement Plan: discussion adjourned until next week.

Minutes of the meeting held August 23, 1990 were addressed. Some editorial corrections were suggested. Rod Zwirner moved to accept the minutes as corrected. Second Bruce Jeffery. So moved.

Edwin Rowehl moved to adjourn. Second Bruce Jeffery. So moved.
Respectfully submitted
Barbara Elia