

Minutes of Antrim Planning Board Meeting September 20, 1990

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

The Chair opened the meeting, Ed Rowehl stepped down for the matter of discussion of the Great Brook Cluster Subdivision. The Chair read a letter, which has been sent to the Board of Adjustment relative to the entrance farthest away from town, about which there is some question of compliance with the 50 foot buffer requirement. A copy of this letter has also been sent to the Board of Selectmen. The Chair also reported on a conversation with Bob Cloutier, relative to a traffic study for this development. The consensus of the Board was to allow the use of the engineer previously employed by the developer in this matter. The Chair also discussed "revision blocks" and the requirement that they be shown on the final plan. She also suggested that this requirement be written into the regulations. It was suggested that all the requirements for this development be checked and all loose ends tied up before a final decision is made. The need for another meeting with the Developers was noted. Discussion closed and ^{THE} Great Brook Cluster Subdivision Public Hearing was continued until October 4, 1990. Ed Rowehl returned to the board

Capital Improvement Plan: The Board reviewed the change (addition of Corrosion Control plan passed at the 1990 town Meeting) and discussed the reason for adopting this plan. There was some discussion of the status of the Mill Pond Committee and Zwirner volunteered that a member of the Conservation Commission will join the committee if this will help. After further discussion of the Capital Improvement Plan, Ed Rowehl moved to adopt the Capital Improvement Program as it is now written. Rod Zwirner second. So moved unanimously.

Minutes for meetings of September 6 and September 13 were addressed. It was noted that the date was not noted on the minutes of September 13, 1990, and that the minutes of September 6 were referred to as the 13th in the minutes of September 13, 1990. Bruce Jeffery asked that the word "including" replace the word "namely" on page 2 of the minutes of September 6. Ed Rowehl moved to accept the minutes of September 6, 1990 as corrected. Nancy Timko second. So moved. The Minutes of September 13, 1990 were then addressed. The lack of a date on the minutes was noted, and the comments originally attributed to Peter Beblsky should have been credited to Richard Block. There was some discussion of the proposed amendments and the definition of minor changes. Ed Rowehl recommended that the word "could" be replaced with the word "may" as it is less stringent. David Essex moved to approve the minutes of September 13, 1990 as amended. Ed Rowehl second. So moved.

The Chair addressed the subject of protocol for the Public Hearing on the Zoning Amendments. She noted that discussion will

be on the amendments only, and she requested that the Subcommittee make the presentation. The Subcommittee asked for clarification of the Board's position. The Chair expressed the opinion the Board is looking to establish the Town's position on this matter. The hearing will be on the proposal only and not on the prison. David Essex expressed the opinion that the experts should have a chance to speak. There was some discussion of giving nonresidents an opportunity to express their opinion. The Chair will consult with Board Attorney Silas Little and get his advice. There was further discussion of the manner in which this will be presented. The Chair provided the Board with a map outlining the area described in the amendment.

A public hearing on a Site Plan Review for property on Route 202 owned by Donald Leach was scheduled for October 11.

The Chair opened discussion of the Subdivision review, the first item being "Definitions". There was discussion on the need for a definition of "Active and Substantial Development" and further discussion of the difference between a basement and a cellar. The need for a definition of "private right of way" was another matter discussed. The Board reviewed the amended list of definitions, and noted the need for a review to confirm that all the words defined are used in the Regulations and that all the applications covered by the Regulations are defined in the "Definitions".

Meeting adjourned at 10:00 P.M.

Respectfully submitted,
Barbara Elia, Secretary