

Minutes of the Antrim Planning Board Meeting October 11, 1990

Present: David Essex, Bruce Jeffery, Nancy Timko and Judith Pratt, Chairman

The Chairman opened the meeting at 7:30 P.M. and addressed the business of the evening.

Donald Leach, Public Hearing for Site Plan Review for a Flea Market Located on Tax Map #7 Lot # 729 on Route 202 in the Highway Business District. The Chairman opened the Hearing and introduced the Board. Donald Leach outlined his proposal. He stated that there has been a flea market in operation at this location on and off for the last 20 or 22 years. He also testified that the demolition of the building had been authorized by Building Inspector, Arthur Stenberg. The Road Agent, Robert Varnum has granted a driveway permit and Mr. Leach plans to operate the market from spring until fall. The Chair informed the Board that she and the building inspector have taken measurements at point 79E on Route 202 and, inasmuch as, the State right of way has been determined to be 75 feet from the center line in this area, she suggested to the Applicant that the project would be better served if parking could be accessed from the Old Route 202 side of the property. It was also suggested that if parking was placed on the south end of the property the Applicant would have to go before the Board of Adjustment for a Special Exception to comply with the Antrim Zoning Ordinance. It was pointed out that the bushes should be cut to improve the sight distance, and it was noted that entrance must be off the Town Road. There was discussion of the suggestion by, Health Officer, James Lamothe that the Applicant place some screening to shield the privy. There was further discussion of the fact that the privy was grandfathered. The matter of signs was raised and it was determined that only one sign is permitted. Mr. Leach agreed with the suggested changes. David Essex moved to approve the Minor Site Plan Application of Donald Leach to operate a flea market at land near the intersection of Route 202 and Old Route 202 provided that:

1. Parking spaces and access be placed at the north end of the site at least 85 feet from the center line of Route 202 and;
2. There be only 1 sign on the lot, as per the Antrim Sign Ordinance.

The Planning Board further suggests that screening be placed around the privy. Rod Zwirner second. Motion carried unanimously.

Great Brook Cluster Subdivision (Robert Cloutier, Etal) continued public hearing was continued until October 18, 1990. The Chair reported that she has received a letter from Cloutier which referred to the comments made by Cowan and Cricenti and informing

the Board that the Applicant is proceeding with the traffic study, for which the Chair has given the go ahead. The Chair reported that Cloutier and Engineer Jennifer Cole of Cowan and Cricenti will be meeting with the Water & Sewer Commissioners on October 22. Judith Pratt also reported on her meeting with Commissioner, William Ruoff who reviewed the plans with her and as a result made some suggestions which she relayed to the Board. Some of which were: there could be some improvement of the road specifications, if the Town anticipated any road improvement the Town could negotiate for additional right of way, the Town can require that the driveways be built. The Chair suggested that these points be referred the Board Engineer, B.G. Miller and presented the Board with a draft of a letter in which these points were addressed. There was some discussion of drainage and the fact that runoff has been calculated on a 25 yr basis which should be a 100 year basis. There was further discussion of the observations made by B.G. Miller in his review of the proposal. Driveways, culverts, easements, rights of way and the possibility of drainage onto property of another were also discussed. The need for an estimate for the cost of supervision during construction was noted and there was additional discussion of the State Regulations for access roads. The Chair suggested that the Board request an estimate for the cost of removing ledge in order that the Board will have adequate information for its consideration of the bonding for the project. The Board agreed that the letter presented by the Chair should be sent to B.G. Miller as soon as possible in order to get the information for their consideration. The need for a Site Specific Permit was also discussed. It was noted that when the easements are made available by the Applicant, Board Attorney, Silas Little will review them along with the Articles of Agreement.

There was some discussion of the Subdivision Review and a copy of the revised "Definitions" were made available to the Board Members. This along with the revised Subdivision Regulations will be the subject of consideration at the next meeting.

Minutes of October 4, 1990: David Essex moved to accept the minutes as presented. Nancy Timko second. So Moved.

Motion to adjourn,

Barbara Elia, Secretary
Antrim Planning Board