

Minutes of the Antrim Planning Board Meeting November 15, 1990

Present: Judith Pratt, Chairman; Rod Zwirner; Nancy Timko; Bruce Jeffery; Barbara Elia, Alternate sitting for David Essex.

The Chair opened the meeting at 7:30 P.M. and introduced the Board.

Asbel Adkins, Public Hearing for a Minor Site Plan Review for a Home Based Business (Small Engine Repair) to be conducted on property located on Clinton Road (Tax Map # 1C Lot 932) in the Rural District. The Chair asked Mr. Adkins to present his proposal. He informed the Board that he has contacted the State Highway Department and they have recommended an entrance off Buttercup Lane but if this is not agreed to by the Road Agent they will consider allowing the entrance off Route 31. Mr. Adkins will consult with the Road Agent and apply for a driveway permit off Buttercup Lane. The Chair asked for testimony in favor of the proposal. Richard Houston commented that he was in favor of the proposal. Robert Alvin an abutter expressed opposition to the proposal pointing out that noise, traffic and the fact that the area is congested would create a negative impact on the neighborhood. Ruth Alvin commented that they had chosen this neighborhood for its quiet nature and expressed the opinion that this use will be noisy. She also expressed concern that the applicant will be repairing motorcycles and cars and pointed out that there is boat and cars in the driveway now. The applicant assured her that the repairs will be made on small engines only and that he will not be repairing motorcycles or cars. Jim Joyce expressed concern for the hours of operation with Mr. Adkins suggesting that 8:30 P.M. until 6:00 P.M. could be his hours of operation. Joyce also asked about the size of the engines in question as he has concern for the noise. Mr. Adkins stated that his work will be primarily on lawnmowers and tractors. The Chair called attention to the fact that the Board has authority to regulate but cannot prevent the proposed use. Mr. Adkins suggested that in some cases he will be picking up and delivering himself and that he will try to cooperate with the neighbors. Mr. Adkins offered to work with the neighbors to make this use as unobtrusive as possible. The Alvins took the position that they were opposed under any conditions. The Chair explained that Mr. Adkins will contact the Road Agent for a driveway permit off Buttercup Lane and continued the public hearing until December 6, 1990.

The subject of the Great Brook Cluster Development was raised and continued until November 29, 1990.

Subdivision 89-10 for W. Gordon and Mary Allen approved by Antrim Planning Board July 13, 1989. The Chair explained that at the time of the approval the Applicants were planning to set up a Conservation Easement to preserve the wetlands on this property but they have not been able to find any group that will accept and administer this easement. Therefore they are going to try to

accomplish this by deed restriction. Inasmuch as, the plan indicates a conservation easement and one was not created, the Allen's have asked the Board to waive the conservation easement provision as the Approval was not conditioned upon the establishment of a such an easement anywhere on the premises subdivided. The Board agreed that the Chairman, Judith Pratt should sign a letter to this effect.

There was some discussion of the status of the Hawthorne College property and the possibility of its purchase by another college.

The Chair opened discussion of proposed zoning changes to be presented at the March 1991 Town Meeting.

Backlots: The consensus of the Board was to allow backlots with the frontage requirement being the standard frontage for the district in which it is located plus fifty feet for the entrance into the backlot. It was established that the acreage requirement should be the standard lot size for the district in which the property is located with three times the minimum lot size for the backlot. After further discussion the Board agreed that a requirement that no further subdivision of the backlot be made was not necessary.

Cluster Housing--The Chair submitted that the calculation for the number of lots in a Cluster Subdivision as put forth under the present zoning is ambiguous, and after much discussion during which the advantage of preserving open space was discussed, the Board agreed that to subtract the area of the road from the calculations would be counter-productive. It was also agreed that the number of lots could be established by dividing the area of the lot by the minimum lot size in the particular district in which the proposal would be located. These lots must also comply with all other ordinances and requirements of that district.

Cluster Housing in the Rural Conservation District. After discussing this proposal at length, the Board agreed that as it applies to the Rural Conservation District, the area of steep slopes and wetlands should be subtracted before calculating the number of lots permitted. It was also agreed that there would be no bonus for low cost housing.

Home Based Business--The consensus of the Board was to agree to permit an increase of 600 square feet, built in keeping with the style of the building in which the business will be located, and to limit the total number of employees to six (6) both family and non-family members. It was suggested that it be specified that this use is only permitted after a Minor Site Plan Review.

Paving of Parking Lots in the Village Business District--
After further discussion the consensus was that the
amendment as agreed upon at the last meeting should stand.

Guest Cottages--The Board discussed this subject at length
and agreed that at the present time there is no need to
allow such a use.

The Chair opened discussion of the Cloutier matter (Great Brook
Cluster Subdivision). The following points were discussed:

Easements for drainage to the brook if water will be
directed onto property of others. Squires' lot and Wendy
Carey's lot.

Easements for sewer and water and pumping stations.

Deed restrictions for open space.

Permits--final permit for water and sewer.

Site Specific Permit.

Final agreement for bonding.

Road should be cut back to allow for 4 foot snow banks.

Slope easements and right of ways.

Check site distance for second entrance.

Foundation drain outlets could cause problems with drainage.

Selectmen decide width of exits.

Negative slope off West Street.

Ditches headers and spreaders.

Driveway negative grade at the road.

Driveways--either designed and built by the developer or
constructed as designed by the owner/builder

The Chair suggested a letter to Cloutier expressing the Board's
concerns and to ask him to meet with the Board November 29 to go
over these concerns. The Chair suggested that Bill Ruoff, Water
and Sewer Commissioner be asked to attend this meeting. The
Chair will also ask for a set of updated plans and she
recommended that Cloutier be asked to apply for a waiver of the
time frame. The Chair also expressed the need for a time limit
for posting the bonds. There was discussion of the Road Agent's
timetable for proposed improvements to West Street and how they
relate to the laying of the water and sewer pipes.

The Board discussed the need for election to the Planning Board and the terms of office for 1991 as a result of the 1990 Town Meeting.

The Minutes of the November 8, 1990 meeting were addressed. Rod Zwirner moved to approve as read. Nancy Timko second. So moved.

Motion to adjourn.

Respectfully submitted,
Barbara Elia, Secretary