

1 **ANTRIM PLANNING BOARD**

2 **Public Hearing/Public Meeting**

3 **Thursday February 15, 2024**

4 **APPROVED MINUTES**

5 **Members & Planning Staff present:**

6 Mark D. Murdough (Chair), Bob Edwards (Ex-Officio), Lynne Rosansky (Member), Ken Rubin  
7 (Member), William Fluhr (Member), Michael Redmond (Member)

8 ZOOM: John Anderson (Vice Chair), Rebecca Hull (Alternate) joined at 8:07PM

9 **Members/Staff Absent:** Carol Ogilvie (Consultant)

10 **Others present:** NA

11 **CTO:** Chair Murdough called the meeting to order at 7:00PM.

12  
13 **Business Meeting:**

14 **Agenda items:**

- 15 • ***Review/Amend Drafted Minutes from: 2/1/2024.***

16 **Motion:**

17 7:06PM: John Anderson (Vice Chair) submitted motion to accept the drafted minutes from  
18 10/19/2023 and 11/16/2023 with noted amendments, seconded by Ken Rubin.

19 Motion passed (7-0), draft accepted.

- 20 • Update the Date from 2/2/2024 to 2/1/2024.

21 **Public Hearing:**

- 22 • **14 Thompson Crossing, LLC application for a 3 lot subdivision for map 231 Lot**  
23 **001 in the Highway Business District.**

24 Chair Murdough explained to the Board that the applicant was not in attendance due to  
25 anticipating a continuation of the Public Hearing as scheduled. Town Counsel was contacted  
26 and until such a time as the road (Thompson Crossing) could clearly be defined as either a  
27 Class V or Class VI Road the information available is insufficient to proceed. At this time the  
28 ordinance as written prohibits the approval of the subdivision on the road if the classification is  
29 Class VI. Options available to the Planning Board were discussed and allow for the Selectboard  
30 to review the current road classification and factors surrounding the current state. Once the  
31 Selectboard has decided on how to address the classification and move forward the Planning  
32 Board may continue proceedings accordingly.

33 **Motion:**

34 7:38PM: John Anderson (Vice Chair) submitted motion to continue the Public Hearing for the  
35 Thompson Crossing subdivision to 3/7/2024, seconded by Michael Redmond.

Motion passed (7-0), Public Hearing continuation accepted.

Further conversation raised concerns about the status of the road in question and best practices going forward. The Board determined that a letter of consideration should be presented to the Selectboard for the 2/26/2024 agenda. The letter should contain the following details for the Thompson Crossing Road review as a recommendation for the return of the road from Class VI to Class V status.

Criteria:

- **Class V gravel road:** The developer shall construct, at their own cost, a Class V gravel road meeting the Road Agent's specifications.
- **Town maintenance:** Once the road improvements are complete, the Town shall recognize the road as a Class V and follow the regular maintenance associated with a Class V Road.
- **Turnaround easement:** A conditioned easement for turnaround purposes shall be secured for both maintenance and emergency services equipment.
- **Bond:** The developer shall post a bond to cover the cost of upgrades. The bond will be released upon approval by the Road Agent and/or Selectboard as appropriate.

**Motion:**

8:00PM: William Fluhr submitted motion to send a letter of recommendation to the Antrim Selectboard for their consideration of the Class V Road related to the Thompson Crossing subdivision, seconded by Lynne Rosansky.

Motion passed (7-0), criteria accepted.

**Action Items:**

- *Email communication needs to be drafted and sent to the Selectboard containing the Planning Board recommendations for consideration. – Chair Murdough*

**Business Meeting continued:**

- **Master Plan Workshop update for 2/24/2024.**

Chair Murdough reminded the Board Members that the Master Plan Workshop is still scheduled for 2/24/2024 from 9AM to 3PM. Bob Edwards indicated that the invitational email was shared with the Selectboard. Chair Murdough asked if this was also forwarded to the Department Heads, and it was not as of 2/15/2024. A request was made to forward to the Department Heads via the Selectboard.

- **Ordinance Enforcement.**

Chair Murdough asked Bob Edwards if this topic had been added for review to the Selectboard agenda. This is anticipated to be on the agenda at a future date after the Town Election.

- **All remaining items.**

All tabled items will remain on the worklist but will be tabled until after the Town Elections are completed and the Organizational Meeting is held on 3/21/2024.

78 • ***Planning Administrative Report (Admin, Consultant, Town Planner)***

79 Chair Murdough shared the following status items on behalf of Carol Ogilvie.

- 80 • The 3/7/2024 meeting will have another Public Hearing scheduled for a
- 81 subdivision on Turner Hill Road.
- 82 • There is another Public Hearing to be scheduled for the Major Subdivision
- 83 proposal related to the Battaglia development currently under way.

84 **Correspondence:**

- 85 • NA

86 **Other Business:**

- 87 • Bob Edwards shared that he attended a meeting with Quantum Construction
- 88 Consultants, LLC in reference to setting standardized specifications for roads. No
- 89 finalized details are available currently.
- 90 • Lynne Rosansky attended the Local Solutions housing webinar. This was found to be
- 91 very educational in providing details on the current housing crisis and developmental
- 92 trends. The gap in income, building costs and home pricing drives the affordability of
- 93 housing and there is no obvious solution. She recommended revisiting the current
- 94 zoning and the long-term impact. Ken Rubin had also viewed the recording and shared
- 95 that over the last four years there is a change in housing selections, single family units
- 96 declining and multi family homes increasing.
- 97 • An inquiry was made in relation to the Rest Area development on Route 9 that had been
- 98 presented as a consultation to the Board. Chair Murdough indicated that nothing more
- 99 had been reported about the status. Follow up will be done to see if Carol Ogilvie has
- 100 any more current details.

101 ***Action Items:***

- 102 • *Add Zoning review to the 2024 housing worklist. – Chair Murdough*
- 103 • *Follow up with Carol Ogilvie regarding any new information on the Rest Area proposal*
- 104 *on Route 9. – Chair Murdough*
- 105

106 **Motion to adjourn:**

107 8:25PM: Lynne Rosansky submitted motion to adjourn the meeting, seconded by Ken Rubin.

108 Motion passed (7-0).

109 8:25PM: Meeting adjourned.

110

111 Respectfully submitted,

112 Mark D. Murdough

113 Chair of the Planning Board

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