

1 **ANTRIM PLANNING BOARD**

2 **Site Visit**

3 **373 Stoddard Road, Tax Map 252, Lot 15**

4 **Thursday May 18, 2023**

5 **MINUTES**

6
7 Mark D. Murdough (Chair), John Anderson (Vice Chair), Bob Edwards (Ex-Officio), Ken Rubin
8 (Member), Michael Redmond (Member), William Fluhr (Member), Patty Monterey (Land Use
9 Administrative Assistant)

10 **ZOOM:** NA

11 **Members/Staff Absent:** Lynne Rosansky (Member), Carol Ogilvie (Land Use Consultant)

12 Others present: Cynthia Staats, Cory Staats, Shelley Nelkins, Orestes Monterey, Officer John
13 Blake, Detective Ethan Christiansen, Peter Beblowski, Michael Dellasanta

14 **CTO:** Chair Murdough called the Site Visit to order at 5:35PM.

15 Chair Murdough addressed the attendees and explained the general expectations regarding the
16 Site Visit process. The Public is invited to attend and see the property, however, inquiries
17 regarding the proposed application are limited to Board members to clarify prior to the
18 scheduled Public Hearing later in the evening.

19 Mr. Staats introduced himself and asked that all attendees sign in prior to walking further onto
20 the property. The remainder of the inspection and explanation of the proposed project was
21 performed by Ms. Staats. Two brook crossings, referenced in the application, were shown along
22 with the intended driveway. The proposed driveway begins at the lower portion of the property
23 and crosses a narrow and shallow brook that's approximately 24 inches across. The proposed
24 driveway continues in between the two brooks, following the second brook to the proposed
25 upper crossing. The second brook is wider at approximately 48 inches across and deeper than
26 the first. Though no actual measurement was taken, the total length of the driveway from the
27 road to the second crossing appears to be 200 - 300 feet. There appears to be about a 40 - 60-
28 foot elevation change between the lower and upper crossings. The property is heavily wooded
29 with a significant number of large boulders throughout.

30 Ms. Staats provided a basic overview of the bridge structures. Each will have concrete
31 buttresses constructed outside of the actual wetlands. There will be four steel girders spanning
32 the concrete buttresses with a load bearing capacity of 32 CIPS per girder. The rest of the
33 bridge will be constructed of timber framing.

34 There were some questions about seasonal runoff. Ms. Staats explained that the brooks do not
35 extend much outside of the existing boundary during spring runoff. The larger brook has
36 relatively high banks consisting of large rocks or boulders. The high banks serve to contain
37 most of the seasonal runoff. There were some questions about stormwater management and
38 the load-bearing capacity of the bridges, but it was suggested that these could be better
39 addressed at the public hearing rather than during the site visit.

40 The approximate area of the proposed building site was pointed out from a distance; however,
41 the site visit did not extend beyond the upper crossing.

42 The site visit ended at approximately 6:10 PM. Attendees were advised that the public hearing
43 would begin at 7:00 PM at the Antrim Town Hall.