ANTRIM PLANNING BOARD

Public Meeting

Thursday December 21, 2023

MINUTES

Members & Planning Staff present:
Mark D. Murdough (Chair), John Anderson (Vice Chair), Bob Edwards (Ex-Officio), Lynne Rosansky (Member), Ken Rubin (Member), William Fluhr (Member), Michael Redmond (Member), Carol Ogilvie (Consultant)

ZOOM: NA

Members/Staff Absent: Rebecca Hull (Alternate),

Others present:

CTO: Chair Murdough called the meeting to order at 7:01PM.

Business Meeting:

Agenda items:
• Review/Amend Drafted Minutes from: 12/7/2023

Mr. Rubin noted two minor typographical errors.

Motion:
7:05 PM: John Anderson (Vice Chair) submitted motion to accept the drafted minutes from 12/7/2023, with corrections, seconded by Lynne Rosansky, with all in favor.

Public Comment: None

• TIF Discussion

Mr. Anderson made a presentation on the TIF District in general, and specifically cost and revenue estimates for the projects included in the draft Plan (see Attachment).

Project #1: Antrim Commons. Estimated Incremental Value $4,373,600.

Project #2: Outdoor Event Venue. Cost Estimate $200 - $300,000.

Project #3: Complete Streets Support. The Town has been approved for a Complete Streets grant. Included in the plan is a sidewalk from the T-Bird to the McCabe Forest, for which Mr. Anderson does not yet have a cost estimate. Actuated crossing signs are estimated at $10,000 per sign.

Mr. Anderson described what he sees as Incentives for the Developer and Benefits to the Town from participating in a TIF District. The Board discussed pros and cons of each of the projects. Mr. Anderson noted that with every visioning session that has been held, a major issue that comes up is the desire for a gathering space.

Chair Murdough posed the question to the Board: should we move forward or pass on it for this year?

Following discussion, despite some concerns regarding the gathering space in particular, the members ultimately decided to have the public hearing and put this on the warrant, provided that the Plan included $50,000 for general downtown beautification projects. Chair Murdough called for a roll call vote:

John Anderson motioned to take the TIF District Plan, as amended, to Town Meeting/seconded by Ken Rubin.
Roll Call Votes:

- Ken Rubin - Yes
- John Anderson - Yes
- Mark Murdough - Yes
- Bob Edwards - Yes
- Lynne Rosansky - Yes
- Bill Fluhr - Yes
- Michael Redmond - Yes

- Master Plan Workshop.
  Mr. Rubin reported that the date is set for 1/27/2023, from 9AM to 3PM. He has sent an email with a link to the document.

Action Items:

- Email communication to the Selectboard and Dept Heads – Chair Murdough
- Calendar update – Chair Murdough

- Private Roads/Road Maintenance Regulations.
  Bob Edwards met with Tyler Tommila, the new Road Agent. They discussed an amendment to the Subdivision Regulations regarding town maintenance of private roads. Changes will be heard at public hearing on January 4, 2024.
  Driveway Regulations. PB needs corrective language from the road agent. The previous road agent had suggested a change but did not provide the wording.

- Virtual storage for document repository.
  John Anderson stated that google drive would be his choice, since everyone has access.

Planning Administrative Report (Admin, Consultant, Town Planner)

- Ordinances. The only zoning amendments being considered this year is for the Floodplain District.
- Nothing to report from the ZBA.
- Ms. Ogilvie stated that there will almost certainly be a need for a second public hearing on January 18th, since the TIF Plan does not currently have all the information needed.
- There is nothing new to report on the Rest Area. Ms. Ogilvie provided them with information and has not heard anything from them.

Correspondence:

- Two DOT driveway permits for information purposes.
Complete Streets Grant. Mr. Anderson reported that the Town had received $13,500 for the Complete Streets grant. There is a 25% match, which can be made by participation in the planning process to develop the complete streets policy. Chair Murdough stated he would like to have two representatives from the Planning Board to serve on the committee, but would consider non-Planning Board members. Mr. Edward volunteered to serve.

Other Business:

- Chair Murdough reported that the planning budget was presented to the Select Board last night and it was accepted. The CIP was presented as well. The Stewardship program is being incorporated next year.
- Mr. Anderson reported that he had reached out to Richard Verney (prominent landowner) to talk about opportunities, thoughts about Antrim, and that Mr. Verney is open to having a discussion.

Motion to adjourn:

8:46 P.M. Motion by Michael Redmond/second by Bob Edwards to adjourn, with all in favor.

8:47PM: Meeting adjourned.

Respectfully submitted,

Carol Ogilvie