

Minutes of the Planning Board, Town of Antrim, N. H.

April 12, 1979

The meeting was called to order by Chairman Edwards at 7:40 p.m. with the following members present:

Robert Edwards, Chairman
J. T. Dennison, Secretary
Emery Doane, Selectman
Fred Elia
Harvey Goodwin
Eric Tenney
Gordon Allen, alternate
Robert Watterson, alternate
Lloyd Henderson, counsel

Turner Hill Road Subdivision, Mr. Kosen

Further discussions were held with Mr. Kosen, representative of the developer, concerning improvement of Turner Hill Road, a scenic Town road, upon which the subdivided property fronts. The developer agrees to pay 18% of the cost of improvements. Three questions were considered: schedule of payments by developer; extent of, specifications for, and performance of work; schedule for completion.

After discussion of the various payment schedule options, the Board requested Mr. Kosen to make a formal written proposal to the Board.

Questions on the work to be done, included whether the needed culvert was part of the developer's responsibility; and what type of surface treatment. Mr. Kosen was requested to write the Board their views on these matters.

The Road Agent estimated the work would require 4 weeks, to be completed in late July, 1979, certainly by August 15. Mr. Kosen was asked to comment on this schedule.

When the developer's proposal is received ~~by~~ by the Board, it will be forwarded to the Road Agent of the Town, and both the developer and the Road Agent will be invited to the next following Board meeting.

The subject of whether proper procedures had been followed to permit cutting of trees and clearing of brush along "scenic" Turner Hill Road was resolved by exhibiting the statutory public notice of the Board's hearing on December 14, 1978. That meeting was advertised as a public hearing to consider the request for a subdivision on Turner Hill Road and the necessary changes to said scenic road caused by such subdivision. Although the Board's minutes for that meeting were silent on the scenic restrictions on Turner Hill Road, the requirement for a public hearing had been met.

In discussing procedures for the work on Turner Hill Road and partial payment therefor by the developer, the Board suggested

that after further consideration by the parties, an agreement or contract would be drawn up between the Town and the developer, specifying what work would be done, requesting, for instance, half of the developer's payment when the job was half done. Upon completion of the work to the satisfaction of all parties, after inspection by the Road Agent, the Selectmen, and the Planning Board, the balance of the developer's contribution would be required.

Proposed Rearrangement of ~~Hot~~ Lines and Tracts Owned by the
Goodell Company, fronting on Main and Summer Streets

Attorney Henderson, appearing for the petitioner, submitted plans for sectioning socalled Tract B of the Goodell Co., into two or perhaps three lots. It was discussed whether the proposal technically constituted a subdivision and whether a variance would be required ~~fx~~ because of the size of the lots and amount of frontage.

The Board's chairman was requested to write the Goodell Company to appear at the next meeting to clarify several features of the proposal.

Wetlands Ordinance

Speaking in his capacity as chairman of the Antrim Conservation Commission, Gordon Allen reported that the Commission was ready to present a Wetlands map and proposed supplement to the Zoning Ordinance to the Planning Board, It was suggested that a joint meeting of the Commission and the Board be set up as soon as possible.

Policy on Public Hearings for Subdivisions

Section III, Paragraph C "Procedure - Final Plat" of the Subdivision Regulations for the Town of Antrim state, in part, that "Before the final plat shall have been approved, the Board shall hold a public hearing on the plan....; known abutters shall be mailed similar notice of said hearing." This requirement is modified by Section VII "Small Subdivisions" stating that on such subdivisions "the Board may waive the filing of the preliminary plan and may require only a final plat.....The Board may also approve the subdivision at the time of the initial Planning Board hearing."

The Board established the policy that, despite this express waiver, no subdivision would be approved without a public hearing unless written waiver or approval was on record from all abutters.

Southwestern Regional Planning Commission

At the May 10 regular Board meeting, representatives of the Southwestern Regional Planning Commission will present the time schedule for the data-gathering and other assistance that the Commission will provide the Board for a comprehensive or master plan for the Town.

Revision of Zoning Ordinance

The Board received a memorandum from the Selectmen to have the Antrim Zoning Ordinance revised according to the amendments voted at the March 12, 1979 Town Meeting.

Revised Subdivision Regulation

At the Board's next meeting, April 26, a full discussion will be commenced of a complete revision of the existing Antrim Subdivision Regulations. Those regulations adopted by the Town of Deering on February 14, 1979, were proffered to the Board as a model.

Adjournment

Upon motion duly made and seconded, it was voted to adjourn at 9:55 p.m., April 12, 1979

F. J. Dennis, Secretary