

April 26, 1979

The meeting was called to order by the Chairman at 7:35 p.m. with the following members in attendance:

Robert Edwards, Chairman
J. T. Dennison, Secretary
Emery Doane, selectman
Harvey Goodwin
Jon Medved
Gordon Allen, alternate
Robert Watterson, alternate

Land of Robert Reilly

79-19

Donald Mellen, surveyor, presented a plan, dated April 25, 1979, resulting from a survey to determine the boundary lines of the properties owned by Robert Reilly of Goodell Road.

The Chairman signed the plan for recording purposes only.

Birchwood Properties Subdivision, Turner Hill Road

As requested at the Board's meeting on April 12, Town Road Agent, Merle Aborn, was present to discuss the work to be done on Turner Hill Road to service the so-called Kosen subdivision. The Board's earlier estimate of the total cost, including culverts, was \$10,500. Road Agent Aborn had independently estimated \$10,360.

Particular attention was paid to the size of culverts and the timing of hard-top surfacing. The Board and the Road Agent came to general agreement on the attached specifications, except that a 36" culvert may be adequate.

The work should start in May, 1979, and, except for the asphalt surface treatment, should be complete in July. The Road Agent recommends deferring the asphalt topping until one winter and spring have been experienced.

On the schedule of payments by the developer for his agreed share of improvements to Turner Hill Road, no written proposal has yet been received from the developer. It was suggested that the full developer's share of \$3,700 be placed in escrow when the work is started. 75% of that amount will be released to the Town when all work, except the asphalt surface treatment, is completed. The 25% balance will remain in escrow until the hard-top is acceptable. This suggestion may be the Board's response to the developer's proposal.

Land of S. J. Herman, Stacy Hill Road

Mr. Corneliusen, civil engineer of Hillsboro, presented a preliminary plan of a 2-lot subdivision with frontage on Liberty Farm Road and Stacy Hill Road. The affected parcel is 21 acres, with Lot 1 comprising 6.3 acres and Lot 2, 14.7 acres. The owner's plan is to sell Lot 1 and reserve Lot 2 until the Antrim "Temporary Restriction" (Section 1V, Sub-section H of the Subdivision Regulations) is lifted. Then Lot 2 as currently shown will be further divided.

The proposed 2-lot subdivision appeared to present no engineering problems to the Town, no new streets, no road improvements, no extension of Town utilities or services, no other planning problems. Therefore, it can be considered a small or minor subdivision.

As soon as approvals or waivers are on record from all known abutters within 200 feet of the subject parcel, the Board could approve the subdivision without a public hearing. The Chairman will write the property owner requesting him to obtain the necessary documents from the abutters.

Membership of the Antrim Planning Board

The Board expressed regret at the resignation of Eric Tenney. It was understood that his unique and valuable advice would be available to the Board on a consultative basis. He also volunteered to serve on the "citizen's council" or other entity that may be established for Town-wide participation in the comprehensive master plan.

The Board welcomed Jon Medved as Mr. Tenney's replacement.

Attendance at Regular Meetings of the Southwest Regional Planning Commission

Two members of the Board, Messrs. Edwards and Healey, had been designated to attend meetings of the SWRPC. It was recommended that closer contact be kept with the Regional Planning Commission.

Wetlands Ordinance

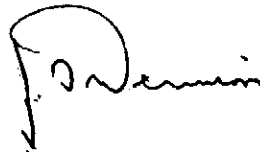
Since the State Legislature may pass a Wetlands statute this summer, it was agreed that the Conservation Commission would hold off their presentation of a proposed ordinance to the Planning Board. The Board expressed a desire to study the Wetlands Map that had been prepared for the Town.

Revised Subdivision Regulations

The Chairman assigned various sections of the Deering subdivision regulations to each member of the Board for study and comparison with the present Antrim Subdivision Regulations. At each coming meeting of the Board, one or more sections will be considered in an effort to have a fully revised set of regulations for Antrim before the close of 1979.

Adjournment

Upon motion duly made and seconded, it was voted to adjourn at 10:40 p.m., April 26, 1979.

A handwritten signature in cursive script, appearing to read "J. J. Permin". The signature is written in dark ink and is positioned to the right of the main text block.