

# ANTRIM PLANNING BOARD

Antrim, New Hampshire

## MINUTES OF THE ANTRIM PLANNING BOARD -- August 14, 1986

Present: H. Goodwin, J. Jones, P. McClintock, M. Oldershaw, Sr., R. Reinstein, R. Zwirner

Absent: B. Kierstead, W. MacCulloch

### Peter Lamb concerning Meetinghouse Hill

The Board congregated at Meetinghouse Hill Road at 6:30 p.m. just previous to the Board meeting at 7:30 p.m.

Also present was: Bob Varnum, Road Agent, Richard Jones, an abutter, Don Phelps, a neighbor.

Right from the start the Board did not feel very confident with the high grade steepness of the hill. They were afraid that with an asphalt driveway the water would shoot right down the hill having nothing to slow it down. Loose rock was considered but it was felt that rock would be washed out. Don Phelps, who lives a few houses down from Meetinghouse Hill Road, felt the hill would be carrying alot of water for a long way; approximately 400' - 500' and once the trees were cleared it would increase the flood. Upgrading the road would also make the flow more intense. Zwirner made comment that Mrs. Shea, an abutter, had remarked that the water drainage had been worse since the road had not been maintained.

It was noticed how the water had rutted out the road but if the water had of had somewhere to go it would not have happened. Goodwin pointed out where drainage could go off to the side. Snow and water could filter through the stonewall if pushed to the sides. All the large trees near the stonewall would stay. If the stonewall did get disturbed at all Lamb assured it would be put back in tact.

The Board resided back to the town hall. Jones, acting Chairman, called the meeting to order at 7:40 p.m. Jones then preceeded with reading a letter from the Dwight's, who are abutters, and could not make the meeting. They could see no problems with Lamb's proposal to cut the trees because he is being so selective. They felt with Lamb improving the road and providing the necessary culverts it would be to the benefit of all abutters and also better conditions at the intersection with Route 31 and Miltmore Road.

Varnum, the Road Agent, feels Lamb could help the drainage problem at the bottom of the hill if their is proper drainage and culverts. The Board strongly feels there should be ditches on each side of the road and there should be an easement every 100' - 200' which would divert the water off to the sides. The Board also feels Lamb should claim full responsibility of this road. Lamb will be totally responsible for the maintaining of the road and any liabilities. Meaning, if a fire truck unable to make it up Meetinghouse Hill, the town will not be responsible. Also, any real problems or accidents due from the drainage, Lamb will be

liable. This would release the town of any responsibilities.

Watterson moved the motion " Lamb have an engineer work with him with the easements, present the Board with a statement of approval from all the abutters in approval to where the easements will be. Also, Lamb is to present in writing that he claims full responsibility of the road; and the responsibility will be written in the deed to comply to anyone who should buy the house." Goodwin seconded the motion. The Board all voted unanimously in favor. Lamb agreed to all the Board asked. The Board also felt another hearing was not necessary and that Lamb could come before the Board at a regular Planning Board meeting.

There was a hearing of the Antrim Planning Board on Thursday August 14, 1986 at 8:15 p.m. at the Little Town Hall for Tucker Brook Builders on Cluster Housing on Pleasant Street.

The roll call was as follows:

Harvey Goodwin	-present
John Jones	-present
Phil McClintock, Alt.	-present
Mike Oldershaw, Sr.	-present
Rachel Reinstein, Alt.	-present
Robert Watterson	-present
Rodney Zwirner	-present
Bruce Kierstead	-absent
William MacCulloch	-absent

Harvey Goodwin, acting Chairman, called the hearing to order at 8:15 p.m. Notices had been sent by certified mail; return receipt requested to the applicant and six abutters. All members of the Planning Board were also notified by regular mail. Public notices had been published in the Hillsboro Messenger and the Shopping Bag on July 24th and the 31st, and had also been posted in two public places in town.

Dick Frink representing Tucker Brook Builders presented the Board with a state approval for subdivision and a written approval from the Antrim Sewer and Water for hook up. The Board had been concerned with the maintenance of the private road. Frink and Atty. Henderson explain that the owners of the Cluster Housing create an Association; which create a system of dues which makes the road their responsibility to maintain. The developer who owns a lot automatically is a part of the Association. All property owners are bond to this responsibility. The Board felt it prudent to have a copy of the document concerning the Association. The Board was concerned as to the owners drawing up a petition on changing their road to a town road. If this ever did come about, the Association would have to have the road fixed to town specifications at their own expense before the town would have to accept it. The property owners should sign a waiver on the town not being liable for the road.

Reinstein made the motion " to approve the applicant on receipt of the Mylor and presenting the Board with a copy of the Association Contract." Jones seconded the motion. The Board voted unanimously in favor.

#### Gary and Michelle Cole on a Subdivision

Gary Cole presented the Board with a drawn up plan on the 43 acres that he requests to subdivide. Cole gave the statis of Brackett Road being a Class VI Road which was closed in 1939. Cole requests to subdivide into

four lots, three building lots and one mobile home. The Board informed Cole that he needed five lots to obtain a permit for a mobile home. Cole would have to improve Brackett Road 1100' to town specifications. Cole thought he would like a private road but he needs it to be a town maintained road. Varnum, the Road Agent, said the base of the road was pretty firm and has a natural drain of 2'-3' which takes care of the water. The Board requested Cole present them with a preliminary plan with surveyed lot lines, indication of a 50' right of way on Brackett Road, drawing where the cross drainage would go, a cul-de-sac and a turn around and an existing topography of the land.

#### Kurt and Trudy Oesch on a Subdivision

Kurt Oesch presented the Board with a drawn up plan for a subdivision on Smith Road. Oesch has 23 acres of land and wishes to subdivide for a one five acre lot. Oesch was in question of just what he had to do. The Board referred a couple of registered land surveyors and informed him if the lot was less than 5 acres they would need state water and sewer approval. The applicant was in question about subdividing but does not plan on subdividing until next summer.

Robert Watterson presented a surveyed plan on Edward Houghton, Whitney Road, Antrim. Goodwin signed plan for recording purposes.

The Board discussed new members for the Board. They asked Phil McClintock to consider moving up from an alternate. McClintock replied that he would consider it but felt he already had a commitment to the fire meetings which are also held on Thursday nights. Jones had spoken to Dick Schacht about becoming a member and asked the Board for their opinions. Their was question about having two members from real estate. Jones felt it could benefit the Board because they should have alot of knowledge in this field. Schacht was on the Board once before. The Board agreed to have him attend the next meeting. The Board still feels someone from the Water and Sewer Department could be a great asset. Jones insists they are not allowed to be on the Planning Board. There was also discussion on changing the night of the Board meetings but there did not seem to be a night any better. Goodwin asked the Board to all work on thoughts of new members. The Board is really working hard at trying to find interested members with some knowledge in their field.

Minutes by Debi Barr