

ANTRIM PLANNING BOARD

Antrim, New Hampshire

Minutes of the Antrim Planning Board -- February 12, 1987

There was a hearing of the Antrim Planning Board on Thursday, February 12, 1987; at the Little Town Hall for Dan and Kathryn Buckless, Elm Avenue on a subdivision.

The roll call for the Board was as follows:

Harvey Goodwin, Ch	-present
Robert Watterson	-present
Rachel Reinstein	-present
Mike Oldershaw, Sr.	-present
William MacCulloch	-present
John Jones	-present
Rodman Zwirner	-present
Phil McClintock	-present
Dick Schacht	-present

Dan Buckless presented the Board with his preliminary plan on 8 acres on Elm Avenue. Mr. Buckless explained how he proposes to subdivide down the middle of the property which would give Lot I 4.7 acres and Lot II 3.6 acres. The Board had required a statement of the State Subdivision Approval which Mr. Buckless did not have. Mr. Buckless had received the approval and had written on his plan the date and number of the approval but no formal copy. The Board felt more comfortable with waiting to see the copy of approval before signing the Mylar. There were no other problems with the approval of the subdivision. The Board all voted unanimously in favor.

Fred Doleac on property on Smith Road

Mr. Doleac presented some drawn up plans on 66 acres on Smith Road. Mr. Doleac was interested in information and any input the Board could offer him in direction for future development of this parcel. Mr. Doleac was in question of Cluster Housing, Condominiums, the Duplex and a Clustered Duplex and Condominiums in Cluster form. Mr. Doleac presented the Board with many different alternatives ranging from 32-33 units, 54 units and 64 units. Mr. Doleac would like to leave the land as natural as possible. Mr. Doleac would plan to have one or two large septic systems and two or three large wells, still allowing private wells to each unit. The Board informed Mr. Doleac they preferred single family housing on a single lot. Mr. Doleac felt single homes are more expensive for people. The Board also felt this was quite an impact on Smith Road considering the condition of the road. The Board also brought up the impact such a development could be on the school systems. The cost being \$4,000 per chld. Elderly housing was discussed but the location would not be good for this type of development. Mr. Doleac felt from a density stand point Clustering would be the best direction. Mr. Doleac left his plans with the Board and plans to come back in about a month to see what the Board may have for ideas.

Joseph Cuddemi and James Cleary on an Annexation

Mr. Cuddemi and James Cleary presented a preliminary plan to the Board on an annexation on Pleasant Street on land owned by Grace M. Cody. The land being annexed measured 34'x 230'x 237.22', a total of 3,870 square feet. The Board could see no problems and was all in favor of the annexation.

Mr. and Mrs. Read on a Subdivision

Mr. and Mrs. Read presented a plan to the Board with three different drawings on a subdivision on 8.6 acres on Route #9. Mr. and Mrs. Read could comply to the two acre requirement but it would leave their land very odd shaped. They plan to go before the Board of Adjustment for a variance but wanted the Planning Boards opinion on which would be the best subdivision. The Board all agreed on the 1.4 acre lot. Mr. and Mrs. Read were also in question as to who owned the road. They were informed that the state owned it and gave it to the town and the town gave it to the owners. The Planning Board did not have that information. They referred them to check their deed or call the town office.

Ralph G. Whitney on a name change

Mr. Whitney proposes to sell 6.8 acres to Virginia L. Alto and Arnold J. Anderson and wishes to have a name change recorded. The Board required Mr. Whitney to change the Mylar and change the copy of the deed to Alto before they could make any name change.

Robert Cloutier on Cluster Housing

Mr. Cloutier presented to the Board a conceptional plan on 65 1/2 acres on Mescilbrocks Farm on West Street and Hilton Avenue. Mr. Cloutier was accompanied by Mr. Bob Todd, his surveyor and Mr. Ray Cowan, his engineer. Mr. Cloutier proposes to utilize a cluster division. Density - 43 units, single family housing individually owned. Topography has not been done because of the snow. Mr. Cloutier would like to be able to connect into the town water and sewer. Zwirner commented of another exit onto Buttercup Lane. The Board all agreed this would give better access to the Fire Dept. and Rescue and better access for the Homeowner. The Board discussed the impact on the school system. Mr. Goodwin was concerned as to whether Mr. Cloutier would be having all different houses built in the Clustering or would they all be planned out to be the same. The Board also who owned Buttercup Lane. There was question as to whether it was dedicated to the town or if Mr. Black still owned it. Mr. Cloutier left his plans with the Board.

David Gavitt and Dorothy Tarbel on a Subdivision

Mr. Gavitt presented plans to the Board on 23 1/2 acres off West Street which he proposes to subdivide into 12 lots. Mr. Gavitt also had with him Mr. Al Vorce his surveyor and Terri Bennett, his engineer. Mr. Gavitt had received the State Subdivision Approval but did not have it with him. Mr. Gavitt was planning a hot top road but his plans read differently. The Board asked him to correct this on his plans. Mr. Gavitt would have a raised culvit and just one drainage with the natural flow. The road will have a crown so any excess water will run off. Mr. Gavitt had gotten an

estimate from Mr. Watterson on the road which was \$60,000; but he did not have it in writing. Mr. Gavitt was still interested in being able to get a letter of credit from his bank on the road rather than a bond. Mr. Gavitt had all the measurements on the lots, cross-sections were every 50', 6% grade, ditch erosion control, rate of flow minimal and seeded grass. Instead of a 22' pavement, Mr. Goodwin would be more comfortable with a 25' radius. This would have to be changed on the plan. Mr. Gavitt had complied to all requirements. Mr. Goodwin would consult with Town Counsel on the letter of credit from the bank rather than the bond on the Homeowners Association. A Public Hearing was scheduled for March 26, at 7:30 p.m.

The Board feels time should be taken at the next meeting to discuss what the percentage of growth a year in Antrim should be. The Board feels they should consult with Town Counsel for information on this.

The minutes from the previous meeting were read and approved.

Minutes prepared by Debi Barr