

Minutes of the Antrim Planning Board, October 22, 1987

Present: Harvey Goodwin, Acting Chairman; W. MacCulloch; J. Jones
R. Watterson; R. Zwirner; M. Oldershaw, Sr.

Subject: Preliminary hearing on the application of Robert H. Cloutier, Kenneth Cloutier, and Normand LaPlante for subdivision approval for a single family cluster development on property located off West Street in the Town of Antrim, New Hampshire.

Harvey Goodwin, Acting Chairman opened the meeting and introduced Thomas J. Leonard, Attorney for the applicant. Attorney Leonard then made the presentation for the applicant. This will be a single family cluster development off of West Street, 43 lots with common land of 43 acres. Total area of the development 65.76 acres. (see map made available by the developer) Attorney Leonard said that clustering was to take advantage of the topography and terrain. He said that the plan was to service the lots with Town water and sewer and that the lots would be individual ownership with the common land being administered by an association. The roads would be private and the applicant plans to comply with existing and proposed ordinance for cluster housing. Attorney Leonard said that they plan to extend the road to Buttercup Lane as requested by the Board.

David Butler, a concerned citizen who lives on Buttercup Lane voiced his concern about traffic on Buttercup Lane and the hazard that would be created by increased traffic at the intersection of Buttercup Lane and Route 31.

Attorney Leonard suggested that the access to Buttercup Lane could be an emergency access only.

Betsey Mathis asked the question about how the increased traffic would affect the safety of the children walking to and from school on West Street.

Tim Olson of Hilton Avenue also expressed concern for the safety of the children walking to and from school.

After some discussion about the condition of lower West Street and the availability of Town water and sewer, the Chairman asked if the applicant had been in touch with the Water and Sewer Departments. The applicant's representatives had been to the treatment and talked to the people there.

During the discussion Attorney Leonard said that the applicant could build sidewalks on the same side of West Street as the development.

Lloyd Henderson, Attorney for the Planning Board recommended that the Board make plans for a site review including the Water and Sewer Commissioners, the Road Agent, and the Fire Chief. Questions about water availability, storm water management, and soils classification were also raised by the Board. The impact on the schools and Town Services will also have to be addressed.

Attorney Leonard said that restrictive covenants and the small lot size could control the size of the houses.

Mr. Butler and Mr. Olson asked the Board to take a close look at the safety of the project.

Board Attorney, Lloyd Henderson, verified the fact that the cost any sewer and water extension would be borne by the developer.

The Board agreed to reconvene November 12, at 7:30 P.M. with the Water and Sewer Commissioners, The Road Agent and the Fire Chief to schedule a time for a site review. Attorney Leonard indicated a desire to be present in order that the applicant might answer any questions that might come up. It was agreed that a letter would be sent to the Water and Sewer Commissioners, The Road Agent and The Fire Chief asking them to be present at the November 12th meeting for the aforementioned purpose.

The Chairman then read an application for preliminary approval of a small subdivision of property owned by Edward Winslow on Miltmore Road. The application was not complete as an actual plan had not accompanied the application. The Chairman indicated that he would make a call informing Mr. Winslow of the discrepancy.

The meeting was adjourned at 10:00 P.M.

Respectfully submitted

Barbara Elia, Secretary