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Minutes of the Antrim Planning Board Meeting December 10, 1987

Present: Harvey Goodwin, Acting Chairman; Mike Oldershaw, Sr.; John Jones; Rachel Reinstein; William McCulloch; Robert Watterson; Rod Zwirner.

Harvey Goodwin, Acting Chairman, opened the meeting at 7:30 P.M. The first item on the agenda was a proposed three lot subdivision by Edward B. Winslow, represented by Richard Winslow, on Miltmore Road. The applicant proposes to subdivide his property into 2/2acre lots and 1/11 acre lot. The Board pointed out that in view of the fact that 2 of the lots would be less than 5 acres the applicant would need State Subdivision Approval. The Board also requested a survey showing dimensions, lot lines, etc. Judy Jones, an abutter asked if the abutters would be notified when the applicant submits his completed application. The Board assured her that they would. Application tabled to a later date when the Applicant will submit a complete application.

The next item on the agenda was the Final Public Hearing on the Robson Corporation, on Reed Carr Road, represented by Tony Roberts. This is for a 3 lot subdivision, the lots being 2.7/3.2/and 2.7 acres. State Subdivision Approval has been received from the WSPCC but Mr. Roberts did not have the mylar. Mr. Roberts requested approval subject to receipt of the mylar. Robert Watterson asked if the pins would be set and Mr. Roberts agreed. Mr. Roberts said that there would be no elevations on the mylar and the spellings would be corrected. Robert Watterson moved that the plan be approved subject to receipt of the mylar and the pins being set, second Rod Zwirner. Acting Chairman, Harvey will sign the mylar when it's available. Subdivision approved.

The Board then took up the continuance of the acceptance of an application for a 43 lot cluster housing development off West Street. The preliminary hearing was held October 22, 1987 with a site^{meeting} scheduled for November 21, 1987 at which time Henry Cutter, Fire Chief; Robert Varnum, Road Agent; Ben Pratt, Water and Sewer Commissioner; and Harvey Goodwin, Acting Chairman of the Planning Board met with Robert Cloutier, the developer; and his engineer Roy Cowan of Cowan and Cricenti. As a result of the site review, The Chairman expressed concerns about the entrance of the development onto West Street, the fact that a 6inch water main will be feeding an 8 inch main, the Town has asked for a dry hydrant at the bridge, and the slope of the lot is also a concern to be addressed. Robert Cloutier said that he feels that he has complied with the items on the checklist and would like some indication of how the Board feels. Harvey Goodwin said that his concern was relative to the percentage of grade throughout the development. Mr. Cowan, the engineer stated that it was 8% and feels that it is within the property and can be addressed. Mike Oldershaw asked Town Counsel if he had an answer to the question on density when two zoning districts are involved. Attorney Henderson said that he would do some research on the matter and get back to the Board. John Jones and Rachel Reinstein expressed the Selectmen's concerns relative to: access to West Street and Buttercup Lane, density, land within water districts 1/2 acre Zone, and impact on water, sewer, school, and traffic. Harvey Goodwin asked how many feet of road and sewer and water construction. The engineer's answer was approximately 3500 feet slightly more of water and sewer. Harvey Goodwin stated that he felt that it is conceptually possible with 2 pumping stations and Rachel Reinstein stated that the Water Commissioners had assured her that the capacity was there. There were no abutters present.

Harvey Goodwin stated that for the record this is the largest development in recent years and the Board is concerned with the overall impact to the Town of Antrim, its school system, West Street, the grade and geometry at West Street next to another subdivision, the narrowness of West Street and the rehabilitation of West Street. Robert Cloutier stated that large sums of money are being spent and the developer would like to see some results. Normand LaPlante said that he would like some assurance that the plan would work. Harvey Goodwin said that the Board could make no commitment as West Street was a problem. Mike Oldershaw and Robert Watterson reiterated that the safety of children and traffic on West Street were indeed a problem. The developer will do some impact studies and get back to the Chairman by January 14, 1988 to be placed on the agenda for January 28, 1988.

The Board recessed for 5 minutes at 9:00 P.M.

The Board reconvened to discuss the continued public hearing in regard to Maja Gamitri Realty Trust for a 12 unit subdivision at Breezy Point on Route 9. The Board recessed the meeting to meet with counsel about a problem with notification. Upon reopening the meeting Acting Chairman, Harvey Goodwin stated that on the advice of Counsel the hearing would be postponed until January 14, 1988, due to a clerical error made in notifying the abutters of a public hearing. Leigh Bosse, Attorney for the applicant, although disappointed agreed with the decision. Acting Chairman, Harvey Goodwin, apologized to Mr. Bosse and he accepted. The continued hearing will be held at 8:00 P.M. on January 14, 1988.

The minutes of the previous meeting were approved as read.

The Chairman informed the Board that Silas Little, Attorney for Fred Doleac, has informed him that he would like an informal discussion of the Doleac subdivision on January 14, 1988 to be scheduled for a hearing for preliminary approval on January 28, 1988.

The Board then discussed the Proposed Zoning Amendments and the procedure for acceptance. The Amendments will be ready in final form on December 22, with the first public hearing to be held January 13, 1987. The Board also discussed the budget for 1988.

Meeting adjourned at 10:30 P.M.

Respectfully submitted

Barbara L. Elia, Secretary