

Minutes of the Antrim Planning Board Meeting January 28, 1988

Subject: Cluster Development, West Street, Robert Cloutier, Kenneth Cloutier, and Normand LaPlante

Present: William McCulloch; Mike Oldershaw, Sr; Rod Zwirner; John Jones; Harvey Goodwin, Acting Chairman; Rachel Reinstein, Selectman; Lloyd Henderson, Planning Board Counsel.

The Chairman opened the meeting with a continued hearing on the Cluster development proposed by Robert Cloutier, et al. Jay Leonard opened the presentation by informing the Board that he had supplied the Chairman with copies of the Traffic and Fiscal impact studies January 27, 1988. and that this was essentially the same plan with the primary access moved to the East to improve sight distance. A conservation easement has been provided for along Slaughter Barn Brook, and the green space area will be restricted as such and no building will take place in that area noted on the plan. The Developer has met with the Water and Sewer Commission and that area of the Development has been covered. Mr. Leonard referred to a letter sent by Attorney Henderson regarding the question of density. Mr. Leonard said that they had used the one lot formula as explained in the existing Ordinance. There will be no duplexes, only 43 single family lots. The Board and the Developer discussed the Traffic and impact studies at length. The primary access location was questioned by the Board, but Mr. Cloutier said that it would be out of the question to acquire additional property so that the road could exit at the existing intersection. The Board raised the question of pedestrian traffic on West Street, namely, children walking to and from school. They also questioned the width of West Street and its ability to support additional traffic. It was suggested that the Developer provide a sidewalk, but there is some concern about whether or not this can be accomplished under the existing conditions. The Board and the Road Agent, Robert Varnum, will review the impact studies. Robert Cloutier asked the Board about the status of his application, they have moved the access point 300 feet to comply with the Board's request and he feels that the study shows that West Street is adequate to handle a 40 to 50 percent increase in traffic. The Developer has also indicated his willingness to provide sidewalks on West Street for the safety of the school children. The Board indicated that due to the complexity of the proposal they would need an independent engineer to review the studies and the Application. The Board suggested that a list of engineers be provided by the Applicant so that the Board could make a selection. Another alternative would be to use the SWNHRPC. The Board will try to do everything expeditiously. The Applicant asked for a specific date. Mike Oldershaw moved that the Board adjourn to executive session to consult with Counsel. Second Rod Zwirner, Passed unanimously. The Board adjourned at 9:00 P.M.

The meeting reopened at 9:40 P.M. The density question was addressed and Board agreed that the density is consistent with the intent of the Ordinance. The Board stated that it does not have the knowledge or expertise to address the engineering problems as they pertain to West Street, and that they would need to hire an independent engineer to review the Application. The Applicant questioned the cost of such a review and the Chairman read the section of the Subdivision Regulations applicable in such a case. The Applicant then verified that it would be a review and not a complete study. In view of the fact that the Application had been submitted on December 10, 1987, Mike Oldershaw moved that the Board approach the Selectmen for a ninety day extension to review the Application due to the complexity of the problem. William McCulloch seconded, so moved. The Applicant asked for a specific date for the continuance. Robert Cloutier was put of the agenda for February 25, 1988.

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Paul and Elizabeth Mathes, abutters of the Cloutier project, spoke to the problems with density in this rural area.

Dennis McKenny showed the Board a plan for a two lot subdivison on Smith Road for property owned by Kurt and Gertrude Oesch. The Preliminary Hearing will be held February 25, 1988.

Mike Oldershaw moved that Harvey Goodwin represent the Board in the consultation with the independent engineer as it applies to the Great Brook Cluster Development (Robert Cloutier, etal) John Jones second, so moved.

The question of the non payment of consulting engineer Hoyle Tanner in the Breezy Point case was raised. Final Approval will not be made until all obligations have been met. Rod Zwirner noted that the Great Brook Cluster Development had provided the Conservation Commission with permanent public access to 1.9 acres on Slaughter Barn Brook.

David Boulé presented the Board with a plan for a 5 lot subdivision on Smith Road. A public hearing will be scheduled for February 25, 1988.

A second Public Hearing is scheduled for February 4, for review of the new Zoning Ordinance. Breezy Point is scheduled for February 11, 1988 Lloyd Henderson will have the conditions and agreements that the Board will consider. Also scheduled for February 11, be the Preliminary Application of Northeastern Farms (Fred Doleac) for a cluster development on Smith Road.

Respectfully submitted,

Barbara Elia, secretary
Antrim Planning Board