

Minutes of Antrim Planning Board February 11, 1988

Subject: Maja Gamitri Realty Trust (Breezy Point) continued hearing on conditional approval  
Northeastern Farms (Doleac) Preliminary application

Present: Rodman Zwirner, John Jones, Rachel Reinstein, Michael Oldershaw Sr., William MacCulloch, Philip Dwight, Lloyd Henderson, attorney.

The meeting was opened at 7:30 pm. In the absence of Harvey Goodwin, William MacCulloch served as chairman pro tem. The Board first recessed to hear advice of counsel and then reconvened.

Maja Gamitri Trust (Bergeron): Lloyd Henderson distributed a letter to the Board setting forth the conditions raised in the January 14 hearing for conditional approval of the subdivision. Engineer Thomas Sommers of Costello LoMasney and deNapoli took up each condition: 1. He submitted charts showing the proposed construction of the road, including a cross-section, to be done to town specifications, 20' wide with shoulders, ditches and culverts. 2. The condominium agreement will guarantee maintenance of the road. 3. Self-contained sprinkler systems and hydrants fed from the well will provide adequate year-round fire protection. 4. The turnaround is already on the submitted plans. 5. The Condominium agreement was submitted. It is a lengthy document and will need time for review. 6. In the event of a power outage a 6-12 hour supply of water will be in storage and there will be a portable generator. 7. The well has been moved to be farther away from the abutting properties and a letter of well approval from Water Supply and Pollution Control was provided. 8. No further review is necessary according to the second report from the Review Engineers. 9. All legal requirements will be complied with. Dr. Mack is satisfied with the right-of-way provided to the Franseen property.

Partial approval was given subject to: 1 a road performance bond (or bank guarantee) based on road agent's estimate of the cost of the road - \$100,000 to \$110,000, payment of the Hoyle Tanner bills and a review of the association document. The next meeting was scheduled for February 25.

Northeastern Farms (Doleac): Silas Little, attorney, presented the project proposed for 65a. on the east side of Smith Road. This would consist of 32 units, of which 20 would be single family dwellings and 6 would be duplex. There would be wells for each group of units, four cuts on to Smith Road and test pits had been dug for each septic unit. The abutters had been notified. Fred Doleac introduced Karen White of Design Strategy, Milford, who had prepared a Public Service Review and Fiscal Impact Statement, and Dermot Kelly of DJK Associates of Arlington Mass, who had prepared a Traffic Impact Survey. Mr. Little went over the requirements listed in the Antrim Subdivision regulations and stated: There are no existing buildings; the tract has both wetlands and ledges, existing and proposed culverts have been noted, there is no water or sewer on the property, contour lines are shown, there are no permanent easements at the present time, there will be no land

for public use, no private deed restrictions, covenants will be proposed for the protection of the land. Regulations will be met for the water supply, septic systems and the roadways and town restrictions. The property is not in the flood plain.

Comments from the public:

Gordon Allen: This is a scenic road, the rural aspect should be maintained. The plan calls for too many houses near the road. There will be a grave impact on the town because of the possible number of school children.

Little: These homes were built to meet the need for affordable housing. The single family dwellings will sell for \$115-145,000. The duplex homes will sell for \$75-85,000 per unit.

Karen White: - Author of financial impact study - Her conclusions were based on a per capita multiplier methodology accepted by the Southwest Region Planning Commission. She figures that the development would result in an addition of 89 residents with 14-15 children of school age. The estimated addition to the tax revenue would be over \$74,000, school and services costs to the town would be over \$62,000, a net benefit to the town of about \$12,000. This process would be phased in over a period of two years.

Peter Beblowski, Smith Rd.: School costs run about \$4500 per student. Smith Road is not wide enough to accommodate the traffic that would be involved. Thirty feet between homes is not enough. There should be adequate sight triangles on Smith Road. Will the proposed septic systems affect the ground water supply? The visual impact of houses right along the road will be undesirable. In addition to traffic on Smith Road, there will be more traffic on Bridle Road for cars heading north on 202.

David Penny: This development is not in accord with the purpose of the new zoning as set forth in its preamble. What land is "open" and what is unbuildable?

Little: The contours show the highs and lows. The plan has been to stick to the areas requiring the least site alteration. This would involve a lower cost for land and therefore permit affordable housing. The school cost figures were obtained from Conval.

Dermot Kelly: His report concludes that Smith Road is more than adequate to bear any additional traffic created by the development. He recommends stop signs and street lights at the four exit points. He understands that all of Smith Road will eventually be improved.

Harry Page: Under what zoning is this plan designed?

Little: The application now being made has been worked out to conform with both the old and the proposed new posted zoning.

Martha Pinello: Will there be diversity in the style of the homes. The minimum standards seem to have been selected.

Doleac: Cluster housing had been chosen over the grid pattern so that the road cost would not be on the town

Page: Do septic systems and test pits support future expansion of homes.

Little: The expansion envisaged would be the finishing of the second floor or the addition of a garage. See the previous survey.

Doleac: Individual or common septic systems will be approved by the state.

Judy Jones: Would prefer a more creative layout, not a row of houses.

Little: To be affordable, the houses must be easy to build.  
Matthew Chauncey, Smith Road: Feels development is premature in a farming area and is a threat to agricultural property. New owners may not care for odors and noises from a sheep farm and a sawmill.

Little: Farms are protected by the state.

Bebrowski: Construction trucks will undoubtedly damage the road. Are you prepared to share the cost of road repair?

Little: This question is under consideration.

Lloyd Henderson: This can be taken up with the road agent at a later date.

Philip Dwight: How about making your access road at right angles to Smith Road?

Little: We will consider it.

It was agreed that an engineering review of the impact studies would be done by Costello, Lomasney and deNapoli for the fiscal impact and by Steve Pernow of Tilton for the traffic study, the expense to be borne by the applicant.

Michael Oldershaw moved to accept this as a preliminary ~~px~~ application. Seconded by John Jones.

Fred Doleac will inform the Board when state subdivision approval has been received and a date for a further <sup>hearing</sup> will be set at that time.

The board decided to take up the zoning ordinance question at their next meeting and to come prepared to decided on what still needed to be done in the way of fine tuning.

Adjourned at 10:45 pm.