

Minutes of the Antrim Planning Board Meeting May 17, 1988

Present: Mike Oldershaw, Judy Pratt, William McCulloch, Phil Dwight, John Jones, David Butler, Rod Zwirner, Chairman pro tem, Robert Watterson, Edwin Rowehl, Selectman, and Brian Shupe of the South West Regional Planning Commission.

The purpose of this meeting was to discuss the Great Brook Cluster Subdivision with Brian Shupe of the SWRPC.

Rod Zwirner, Chairman pro tem opened the meeting at 7:30 P.M. Mike Oldershaw explained the condition of the Application, that is, the Board has problems with the impact statements, the study is based on a specific number of 2 or 3 bedroom houses and does not address the fact that they could possibly be 4 or 5 bedroom. Bob Watterson asked if the size could be limited. Shupe felt that this is a legal question to be answered by Counsel. Bill McCulloch addressed the status of the Application. Has it been accepted. Shupe's reply if it has been accepted it is accepted as a completed application. He pointed out that some towns are requiring conceptual plans. It was determined that there has been no acceptance by the Water and Sewer Department. Brian Shupe raised the point that if schools are at capacity there is an argument against additional population. As to the Traffic Impact Study his conclusion is that the Development will make a bad situation worse and that the Board should determine what is realistic in regard to cost. The Board has a lot of leeway inside the subdivision but off site they have little influence over requirements. The consensus of the Board was that West Street is the primary concern. Brian Shupe advised the Board that they could negotiate the costs of the improvements but that it should be well thought out and that the Developer could only be charged for his fair share and that the Board should be specific. Phil Dwight suggested a percentage based on the number of units being built and the number already in existence. William McCulloch asked if this development could be considered premature. Shupe's answer was that due to the fact that water and sewer is available this position would be hard to defend, and that it can only be considered premature on the basis of the condition of the road. Rachel Reinstein spoke to the improvements planned. Brian Shupe pointed out that a Capital Improvements Plan could support premature development premise. The Board discussed at length the condition of West Street, The entrances planned for the development, and the possible location of the second entrance on Route 31, the fact that if there were two entrances on West Street what bearing would that have on the percentage of cost. Brian Shupe suggested that the Board compile a list of conditions or reasons why the development can be denied. The cost of improvements to West Street were further discussed and the consensus of the Board was that they should get an estimate from a local contractor whose business it is to rebuild roads and go from there. If additional funds are necessary to be appropriated this will have to be taken before a Town Meeting for approval. It was suggested that the Board grant Preliminary Approval subject to raising funds at Town Meeting.

After lengthy discussion the Board agreed that Board Counsel should draft conditional approval. Mike Oldershaw suggested the following:

1. "Based on recommendations from SWRPC and B. G. Miller the Planning Board has determined that the Town of Antrim must consider bringing West Street up to minimum standards in order to insure the safety of all persons that use the road for transportation including walking. The cost of this project to be bid on in order that the Selectmen

Minutes of Antrim Planning Board Meeting May 17, 1988 (page 2 Shupe)

may include it in the next scheduled Town Meeting.

2. Engineering specifications for proposed interior roads
3. More clearly defined open space areas
4. Firm up facilities with the Water and Sewer Commissioners
5. Erosion and sediment control plans during construction process
6. Suggest lot size improvements given to lots #23, 24, 25, 30 per SWRPC
7. Boundaries of lots #20-21 and 16-17 to be adjusted for easements as has been done on lots 34-35.
8. Rock outcrops to be more clearly defined
9. list of deed restrictions
10. Proposed sidewalks within the subdivision

It was suggested that a letter be formulated by Counsel incorporating some or all of the above items, and any others pertinent to the Application. The Board would like to have something to show the Applicant at the meeting to be held May 26. It was also suggest that the Board could give preliminary conceptual approval. Robert Watterson proposed a meeting of both engineers to come to an agreement as to what is needed. To bring West Street up to standard per both engineers from Jameson Avenue on up.

The Board discussed the proposed subdivision and the frontage on lot #1. It has not been established who owns the right of way in front of this lot. They further discussed and agreed to use SWRPC to review proposed subdivision plans. The Board agreed that their next meeting would be Thursday May 19, 1988 at 7:30 P.M. a workshop meeting.

Mike Oldershaw moved to accept the minutes of the May 12 meeting.
Second William McCulloch. So moved.

Meeting adjourned at 10:20 P.M.

Respectfully submitted,

B.L. Elia

Barbara L. Elia, Secretary
Antrim Planning Board