

Minutes of the Antrim Planning Board Meeting September 8, 1988

Present: Mike Oldershaw; Judith Pratt; Phil Dwight; Rod Zwirner, Chairman protem for September; David Butler, Alternate; Edwin Rowehl, ex officio; Rachel Reinstein, Selectmen's Alternate; Silas Little, Board Counsel; Robert Varnum, Road Agent; Henry Cutter, Fire Chief.

Rod Zwirner, Chairman protem, opened the meeting at 6:35 P.M. The first item on the agenda was a meeting with B. G. Miller, Engineer employed by the Board in the matter of the Cloutier Cluster Development on West Street. This engineer being employed at the Developer's expense, was asked to go over his report with the Board. Mr. Miller stated that he first looked at this proposal in February and has reviewed the reports from the Developers engineer. Miller referred to his letter dated August 28, 1988 and explained the method used to arrive at the conclusions listed. Mike Oldershaw asked about the new exit proposed by the Developer through the Watterson property. Miller recommended that there be two entrances and exits and that these be kept open at all times. He could see no benefit in keeping emergency exits closed. Miller made it known that he had no knowledge of the proposal for the second exit to be placed through the Watterson property and not through Buttercup Lane as previously proposed. Jay Leonard, attorney for the Developer, said that this had been recently acquired and that the proposal is to place the second exit further down West Street with a crash gate, Town emergency officials to have a key to the lock. Miller was of the opinion that this should be a regular exit with no gate. Discussion was raised on site distance problems, sidewalks to the school a necessity, and the effect the new access will have on the original proposal. There was also discussion about the Developers responsibility for making the proposed subdivision safe on this road. There was some comment on Jay Leonard's letter to Miller in regard to this development. Leonard agreed that what Miller has determined is what was agreed upon. Miller's opinion was that the Leonard letter was misleading. Road Agent, Robert Varnum, made his thoughts known about the Towns position on the road improvements. Miller said that the road could be constructed to crushed gravel before construction starts. He recommended that it be regraded to improve site distance and that School Street be made one way. The culvert between the development and the school needs review. The Water commission should also make a determination about the size of the line. Phil Dwight reiterated that the top of the hill should be regraded and asked Miller to interpret the plan of the road presented by Cloutier at the Board's last meeting. He asked that a plan of the sidewalk from the entrance of the Subdivision to the school be noted on the plan. Miller recommended that the sidewalk be placed along the road. some questions were raised about site distance. Miller noted that he had no idea about the proposed exit through the Watterson property. But stated that there should be two active ingress and egress points to the Development. Some questions were raised about the Board's process and whether or not the Board's concerns were limited to off site effects on the Town. Jay Leonard made comments on the present state of West Street and of the fact that it does not meet standards. He also discussed site distance and the sidewalk. As a result of this discussion it was determined that safety was the prime concern. As a result of a discussion it was determined that if the sidewalk was place back from the road it could not be maintained by the Town and that it should be along the road and not cross country. Robert Varnum also stated that the curbing should be something other than asphalt.

Jay Leonard raised the question of safety on West Street now. Miller said that the proposed development will change the road from a class C to a class D. Leonard also asked about the need for two access ways. Phil Dwight quoted the subdivision regulations. Miller commented that this is a dense subdivision and needs two accesses. Fire Chief, Hank Cutter, expressed his view that a crash gate was not the answer. The question of road bond was raised with Silas Little, Board Attorney, stating that it could be paid in cash to go into escrow or a irrevocable letter of credit could be supplied by the developer. Questions were raised about the Town's timetable for repairs and the cost. The \$50,000. cost does not include asphalt and it was noted that the cost of doing two miles of Elm Avenue had cost \$60,000. Bob Cloutier stated that the developer did not plan on rebuilding the road just improving it. Silas Little commented that the plans submitted were not sufficient to figure. Phil Dwight asked the developer about his plans for the development to which he answered that they do not intend building houses unless it is necessary. Madeline Hensley, Administrative Assistant to the Selectmen, commented that instead of the Developer escrowing funds to the Town perhaps the Town could escrow funds to the Developer and the Developer could do the work. After further discussion about the road Mike Oldershaw commented that the plan was not adequate for discussion and moved that the Board go into Executive Session. Phil Dwight ammended the motion to: Move that the Board go into Executive Session to seek advice from counsel. Mike Oldershaw second. Mike Oldershaw, yes; Judith Pratt, yes; David Butler, yes; Rod Zwirner yes; Rachel Reinstein, yes. It will be noted at this time that Edwin Rowehl excused himself from this discussion and Rachel Reinstein sat it his place. It is also noted that Robert Watterson arrived late and as he has an interest he did not sit. David Butler, Alternate sat in his place.

Rod Zwirner reopened the meeting and Phil Dwight made the motion that: In order to properly address the issue of the financial cost of improving West Street, the Board needs a complete set of engineering drawings showing the improvements that have been discussed tonight, including cross sections done on a 50' (foot) station interval and including profiles.

The improvements include:

1. A sidewalk from the development entrance to School Street entrance
2. A 400 foot sight lines from main entrance.
3. Curbing on a sidewalk of a substantial material but specifically not asphalt.
4. A road consisting of ten foot travel lanes and two foot shoulders where there is no sidewalk and eleven foot and ten foot travel lanes and two foot shoulders where there is a sidewalk.

The Developer is also asked to design what is needed for road improvements and adequate sight distances for the second entrance. It is also pointed out that the above requires fixing the location of the two entrances; also that it does not address any question concerning water delivery or pressure. Mike Oldershaw second. Mike Oldershaw, yes; Judith Pratt, yes; Phil Dwight, yes; Rachel Reinstein, yes; Rod Zwirner, yes.

Jay Leonard asked if a conceptual formula was discussed at the executive session. The answer being no. Phil Dwight commented that he would like the Town's engineer to review the plans when they are ready. Cricenti, the developers engineer, asked if the engineering costs would be applied to the fair share. The answer being no.

At this time Edwin Rowehl and Robert Watterson joined the Board. The Board then met with ~~the Selectmen to discuss the possibility of dividing property located at Pierce Lake. The Board suggested that what is wanted might be accomplished by an annexation but a survey would have to be made in order to make the lines clear.~~

The Board then scheduled a Public Hearing for October 13 for an annexation in the matter of the Lazar and Edmunds properties on Main Street.

A Letter was presented to the Board from C. David and Doris Platt recinding their letter questioning notification in the matter of the Vejir Subdivision. The Platts indicated that they had no problem with the subdivision. Inasmuch as, notification has been send to abutters of a new hearing, Attorney Silas Little, recommended that the Board go forward with the scheduled hearing and the Board can make a decision based on its earlier hearing. Phil Dwight moved to continue with the scheduled public hearing. Judith Pratt second. So moved. Edwin Rowehl abstained.

A letter from Mary Allen, Chairman of the Antrim Board of Adjustment was read. Mike Oldershaw commented that his decision was not changed. Phil Dwight agreed. No motion made.

Phil Dwight moved to accept the minutes of the August 25 meeting. Second Judith Pratt. So moved.

Robert Watterson moved to accept the minutes of the September 1 meeting with the following corrections: Edwin Rowehl had excused himself from discussions about the Cloutier Subdivision as he is an abutter. and correct the word "he" to "his". Second Phil Dwight. So moved.

The question about communication from Bob Panton of the SWRPC was raised. It was determined that the cost of putting the changes made to the proposed Ordinance into the computer would be between \$250.00 and \$300.00. Mike Oldershaw will contact Bob and put it together. Panton is still trying to come up with an overlay (verbal) for the rural district. Robert Watterson commented on the development of two used car lots in Town. Rachel Reinstein commented that the one on Route 9 is in abeyance. The Selectmen need more research.

The question of the time frame to get the new Zoning Ordinance was raised. The time is such that it cannot be ready for the General Election in November.

Shelly Nelkins suggested that the overlay be made for the whole town. Richard Court asked the Selectmen about a Public Hearing in regard to the Petition asking for the removal of the Board. Rachel Reinstein replied that on advice of counsel no hearing was necessary. Mr. Court expressed his displeasure with the Selectmen's decision. Scott Bodwin made himself available as a member of the Board and was informed that this is the Selectmen's department.

When asked about the schedule for presenting the new Ordinance to the voters Judith Pratt explained that events of previous weeks have delayed the process. Phil Dwight explained that when it is done and ready a Special Town Meeting could be called. Harry Page spoke about the petition and Glen Loucks presented the Board with a letter from his uncle J. David Loucks authorizing him to act in his behalf at meetings.

Rod Zwirner raised the question that there are five Thursdays in September and asked the Board's pleasure about the fifth Thursday. The consensus of the Board was to meet on Thursday September 29 for the purpose of a workshop. The secretary was instructed to post a notice to this effect.

Silas Little raised the point that it would be useful if the Board receives input from the Board of Adjustment in terms of those kinds of cases they have to deal with. Their input could be valuable in reviewing the Ordinance. The consensus was to contact Mary Allen and get this process going. Phil Dwight will ask Mary Allen for the Board's input.

Motion was made to adjourn. So moved.

Respectfully submitted,

Barbara Elia, Secretary  
Antrim Planning Board