

Minutes of the Antrim Planning Board Meeting, February 23, 1989

Present: Mike Oldershaw, Sr.; Judith Pratt, chairman; Edwin Rowehl; David Essex, alternate.

Chairman Judith Pratt opened the meeting at 7:30 p.m.

MERLE J. AND MARGARET ABORN TWO-LOT SUBDIVISION, ELM AVENUE

After little discussion, the Planning Board, in its first public hearing of the evening, voted to accept the application of Merle J. and Margaret Aborn to split a 7.2-acre lot on Elm Avenue into two lots of 2.18 and 5.02 acres, respectively. The approval was unanimous after the motion was made by Mike Oldershaw and seconded by Ed Rowehl.

The board next voted unanimously (again, motion by Oldershaw and second by Rowehl) to approve the subdivision with the condition that Mr. Aborn show Chairman Pratt a copy of the state subdivision approval. Later in the evening, Mr. Aborn returned to the meeting bearing the state approval, and Chairman Pratt signed the mylar.

OLD POUND PARTNERSHIP FIVE-LOT SUBDIVISION, ROUTE 202 AND CROSS ROAD

Next was the continuation of the Jan. 12, 1989 public hearing regarding the Old Pound Partnership's five-lot, 15.5-acre subdivision on Route 202 at Cross Road. Harry Page, representing the partnership, presented a state subdivision approval letter as well as a letter from Howard G. Watkins, surveyor, stating that the slope on the property does not exceed 10 percent. Rowehl stated that the only remaining point of discussion was maintenance of Cross Road. Page agreed, saying the options are for the town and the partnership to share the construction costs of upgrading the road or for the partnership to sign a waiver saying that the town is not responsible for winter maintenance.

Planning Board attorney Silas Little, who was present at the hearing, was asked by the board to draft a condition, to be written directly on the mylar, saying that the town was not responsible for winter maintenance. Little suggested a further condition stating that lots 57-6 and 57-7 shall have access off Route 202. Meanwhile Oldershaw moved to approve lots 57-4 and 57-5, which are part of a separate parcel not bordering on Cross Road. David Essex seconded the motion, which was approved unanimously.

Oldershaw then moved to approve lots 57-3, 57-6, and 57-7 subject to the following conditions:

Lot 57-3 is approved subject to the condition the owner of Lot 57-3 assumes the responsibility for the winter maintenance of Cross Road, a Class V road to summer cottages, until such time as the Town of Antrim assumes the obligation to maintain said Cross Road year-round.

Lots 57-6 and 57-7 shall have access off Route 202 as shown on this plan.

Rowehl seconded the motion, which was approved unanimously.

Pratt informed Page that he owed a fee of \$43 for each of the two subdivisions plus 15 abutters at a notification fee of \$2 each. Page presented a check for \$116.

#### NORTHEASTERN FARM ESTATES, SMITH ROAD

In the next public hearing, Fred Doleac presented plans for a four-lot subdivision on Smith Road known as Northeastern Farm Estates. Oldershaw asked if the subdivision meets the requirements of the proposed Antrim zoning ordinance. Attorney Silas Little, representing Doleac, said an engineer told him the site meets the Steep Slopes and Wetlands requirements. Oldershaw asked to have that information written on the mylar, which Little agreed to do. Little read the engineer's letter, noting that the aforementioned opinion applied to the whole site, not necessarily to specific lots. All the lots are in excess of 200,000 sq. ft, Little said.

Oldershaw said he felt that only the frontage of the lots meets zoning requirements and that such a design did not agree with his understanding of the board's interpretation of the lot size requirements. Doleac stated that his previous proposal had 10 units, and that he cut it to four to address the concerns of abutters.

Mary Allen, speaking as an abutter, applauded the reduction in the number of units but expressed concern that lots 4 and 5 tapered down to an approximately 125-foot width near the middle. Doleac replied that the frontages are wider because the test pits were dug there, forcing potential builders to build near the front of each property. Doleac further explained that the design resulted from the engineer being forced to work with the lay of the land as well as trying to meet both the existing and proposed zoning. Allen asked what Doleac wanted to do with the adjoining 26-acre lot. Doleac replied that he would probably ask for six units and that such plans depend on approval of the proposed ordinance.

Oldershaw asked Little why Doleac made lots 4 and 5 narrow in the middle. Little replied that he probably did it to maintain the viability of the larger, adjoining lot. Doleac agreed. Abutter Matthew Chauncey asked what kind of development he planned to put on the large lot. Little replied that plans for cluster housing or duplexes depended on the engineer's analysis of how the Steep Slopes and Wetlands ordinances would affect the buildable area. Pratt noted that the property would not meet the 300-foot frontage requirement for duplexes.

Oldershaw moved to accept the Doleac application, Rowehl seconded the motion, and it was passed unanimously. Oldershaw suggested that the Planning Board have someone from the Southwest Region Planning Commission review the plan. Oldershaw asked if the boundary pins were set, and Doleac replied that they were set more than a year ago. Oldershaw said that the pins might have been damaged or removed since then and added that the plan would not get approved without proper boundaries.

It was agreed to continue the public hearing on March 23. Pratt said the board would go out to review the site on Saturday, March 4 at 9 a.m.

#### KEVIN RICUPERO, SIX MULTIFAMILY UNITS, WEST STREET AND DEBART LANE

Kevin Ricupero appeared before the board with preliminary plans for a six-family apartment building at West Street and DeBart Lane. Mary Allen, chairman of the Board of Adjustment, said the proposal was properly before her board for a variance and a special exception. She explained that she wanted the Planning Board's input into the matter.

Oldershaw suggested that the Board of Adjustment look at possible runoff and placement of garbage near abutters' property lines. He suggested that Ricupero come back to the board with a more detailed description of the land and proposed building. Allen asked the Planning Board to pay

close attention to the two accesses to the property. Ricupero was asked to send documentation in time for the March 2 Planning Board meeting.

CONTOOCOOK GREENWAY, FEE SCHEDULES, RELATIONSHIP WITH BOARD OF ADJUST-  
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Pratt noted that a group trying to create a greeway surrounding the Contoocook River was starting to meet on Thursdays. Because Thursday is the board's meeting night, it was agreed to ask a member of the town Conservation Commission to attend.

Oldershaw asked if Robert Panton of the Southwest Region Planning Commission had sent the board copies of fee schedules from area Planning Boards. Pratt replied that he had not.

Allen suggested that the town's two zoning boards should develop ways to keep each other informed. A brief discussion followed about joint work sessions and sending a Board of Adjustment member to observe Planning Board meetings.

At 9:30 p.m., Oldershaw moved for adjournment, Rowehl seconded, and the board voted unanimously to adjourn.

Respectfully submitted,

David Essex, alternate  
Antrim Planning Board