

Minutes of the Antrim Planning Board Meeting, March 2, 1989 Workshop

Present: Judith Pratt, Chairman; David Essex; Mike Oldershaw, Sr.; Rachel Reinstein.

Judith Pratt, Chairman, opened the meeting at 7:00 P.M. The first item on the agenda was the review of plans for a subdivision proposed by Richard P. Herman at Liberty Farm Road. The Applicant proposed to take a 6 acre parcel out of a 39 acre parcel. Questions were raised by Mike Oldershaw about the condition and status of the road. It was determined that Old Mountain Road formerly crossed the property in question but was relocated probably in the late 70's. Oldershaw also raised questions about runoff and drainage from the property and asked if the property had a commercial use. Mr. Herman's representative confirmed that it would be used as a single family residence. As a result of some discussion it was determined that the road was improved only to where the driveway begins and up Stacy Hill Road. Mike Oldershaw suggested that a note be made on the drawing indicating the status of the road. In the process of setting a date and time for the Public Hearing the point was made that the continued Hearing for Northeast Farms is scheduled for March 23, 1989 at 7:30 P.M. A Public Hearing on the Herman Subdivision was scheduled for March 23, at 7:30 P.M. The Chairman will inform Mr. Herman of the notes to the mylar.

Edmund and Eve Sprague, Maple Street. The Applicant represented by Craig Sprague plans to subdivide a 13.65 acre parcel located on Maple Street into two lots. Chairman Pratt stated that she has checked and the Sprague's have permission for a curb cut on Route 202 from the State of N.H. They will submit it at the Public Hearing. The Applicant has provided the Board with three copies of the plan, an Application, and the fee. They have a legal entrance off Route 202. Mike Oldershaw stated that the entrance off Route 202 should be shown on the drawing and that the pins be set. After some discussion about checking to see that pins are set, Judith Pratt asked if the Zoning Officer could be responsible for this. No determination was made. Judith Pratt will inform the Applicant of the Board's requirements and a Public Hearing was scheduled for April 13, 1989 at 7:30 P.M.

Clark L. Ziegler and Frances L. Ziegler subdivision of property located on Old Pound Road owned by the Estate of Barbara Ziegler. After reviewing the Application the Board determined that this is an incomplete application. The Surveyor is not licensed in the State of New Hampshire and the plan is not complete. Mike Oldershaw suggested that the Board implement a form which will document phone calls in order that there be a record of communication with petitioners to the Board. As a result of discussion on the Ziegler subdivision it was determined that some attention be given to erosion control as it applies to this matter. The Chairman will contact the Applicant and inform them of the Board's decision.

Hickey Brothers Realty Trust, Represented by Shawn D. Hickey. The Board reviewed the plans in preparation for the Public Hearing scheduled for March 23rd. The question of entrance off School Street was raised. Rachel Reinstein stated that School Street was not a Town road. The fact that it is maintained by the Town was argued and Harry Page expressed his opinion that access cannot be denied if the property abutts the right of way. It was determined that the location of the entrance must be shown on the plan whatever the Applicant's intention.

Kevin Recuperero proposed six apartment unit to be located on West Street. Judith Pratt had a plan to show the Board indicating a new location for the building. Rachel Reinstein expressed the opinion of the Selectmen that the access roads are not desirable. Mike Oldershaw stated that this is an existing lot and the Board is obligated to look at the project closely. The Zoning Board of Adjustment has asked for some input from the Board. Mike Oldershaw expressed the opinion that the exit to DeBart Lane was very poor and suggested that provisions for the privacy of the abutters be considered. He also expressed the opinion that entrance off West St. made sense. Harry Page raised the question of granting a Variance to Proposed Zoning.

Southwest Regional Planning The Chairman presented a form to sign for the Planning Commission which had no cover letter. An extension has been granted until March 13 at which time it will be addressed.

Judith Pratt, Chairman, raised the matter of backlots. She had a publication which she would like the Board to review. Mike Oldershaw will make copies for the Board to review. Harry Page spoke in favor of backlots and outlined the advantages of allowing same.

The Chairman reminded the Board of the site review scheduled for March 4 at 9 A.M. The minutes of the February 16 meeting were addressed. Mike Oldershaw moved to accept the minutes as printed. David Essex second. So moved. The minutes of the February 23rd meeting were next. Mike Oldershaw moved that the minutes be accepted as printed. David Essex second. So Moved.

Harry Page asked the Board if it planned to include a Zoning Map if the Ordinance is approved. There was some discussion about the map, the expense, and the fact that it is noted as being included in the Ordinance. No conclusions drawn.

Site Plan Review and Subdivision Regulations. Chairman Pratt suggested the possibility of combining the two regulations. Mike Oldershaw agreed with the suggestion and asked about the procedure. The Chairman stated that she has reviewed the Milford Regulation and picked out some points she feels are worth consideration. Impact Study, Application Fees, Subdivider shall present a certified form for any land dedicated to the Town, penalties for selling land before it has been subdivided, and time limit on submitting a final application. Mike Oldershaw suggested that the Board adopt a simple form to be sent to the Applicant as confirmation of Acceptance of Application, Final Acceptance of the Plan, or any other action the Board might take. The Chair asked for comments on the Milford Regulation. The Board was not prepared this evening. Harry Page suggested that a 25 foot right of way, deeded to the Town for future road improvement, be included on the mylar of future subdivisions. Mike Oldershaw spoke to the Board about page's input and assistance to the Board. Page demonstrated to the Board a plan showing the method used to show a right of way deeded to the Town. Chairman Pratt will call Dan Watt of the Conservation Commission and ask him to be present at the site review for the Northeast Farms proposal Saturday.

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Harry Page Annexation of property located on Gregg Lake Road. Page confirmed that he will be making Application for the Annexations.

Meeting adjourned at 9:00 P.M. Moved by Mike Oldershaw, second by David Essex.

Respectfully submitted,

Barbara L. Elia, Secretary
Antrim Planning Board