

Minutes of the Antrim Planning Board Meeting March 23, 1989

Present: Mike Oldershaw, Sr., Edwin Rowehl, David Essex, and Judith Pratt, Chairman.

The Chairman opened the meeting at 7:30 P.M. The first item on the agenda was: Shawn Hickey for a two lot subdivision located at the corner of West Street and School Street. The Applicant presented his case. This is a lot 54,000 square foot in area, from which the Applicant proposes to create two lots. One with the existing house on it and the other to be 21,212 square feet in area with 101 foot frontage. The entrance to the lot will be from West Street and the Applicant showed a correction on the plan to reflect the fact that West Street is a four rod road. Hickey said that he has spoken to the Road Agent and on his advice Hickey proposes a 12" culvert under the driveway of the new lot and a 10" culvert under the existing driveway. There are no easements on the property. Helen Forman, an abutter, asked about the location of the new driveway and was informed that it will be placed as far away from School Street as possible, approximately 70 feet. Ed Pascucci, another abutter, asked about what was proposed for the lot and was informed that it would be for a single family home. Moira Pascucci, abutter, asked about the size of the proposed building and if all the trees would be cut down. Hickey referred to Kathy Chisholm a prospective buyer for the lot, who explained that the plans are for a small cape, approximately 24 x 32 and that the buyer plans to leave as many trees as possible. Helen Forman expressed her concern with the runoff from West Street which flows across her driveway. The Applicant referred to the proposed culverts and Ed Rowehl, Board Member and Selectman, explained that plans to replace the water main and to redo the street, including sidewalks and drainage were scheduled for the year 1991. Mike Oldershaw moved to accept the application for a subdivision made by Hickey Brothers. Second Ed Rowehl. So moved. Mike Oldershaw moved to accept the Hickey Brothers Subdivision. Second David Essex. So moved. The Chairman, Judith Pratt, signed the mylar and copies.

Northeast Farms application for a seven lot subdivision on Smith Road was next on the agenda. This was a continued Public Hearing and the Applicant was represented by Silas Little, Attorney. Little spoke to the comments on the subdivision made by Steve Wallace, Regional Planner, for SWRPC. These comments were made at the Board's request and had only been made available to Attorney Little this evening. Little spoke to the layout of lot #4 and the reasons for same. He suggested a change as he had laid out in red on a map. This was a concept basis only. Little spoke to the Board's concern with Wetland areas and other issues which he, Little, did not feel competent to address. He stated that these lots would be basically for single family homes and suggested that the engineer appear to address the Board's concerns and the questions raised by the SWRPC report. Mike Oldershaw expressed his desire to have all the problems addressed. Silas Little asked if the Board felt that the new line in red would be a satisfactory solution. Mike Oldershaw stated that this would be something for the Conservation Commission to review. There is still concern with lot #4 and if the line were straightened it would still be mostly wetland and there is a concern with the placement of a septic system on lots #1 and #4. Little asked to be placed on the agenda April 27, 1989 at which time an engineer from Cuco and Cormier will attend. Little also asked that he be informed of any input from the Conservation Commission. A continued hearing will be held April 27 at 7:30 P.M.

Richard Herman a two lot subdivision on Liberty Farm Road. Mr. Herman presented his proposal. Judith Pratt had a question as to how far the road is improved. This was answered by Selectman, Rowehl. It is only maintained to just beyond the driveway to the property. Mike Solari, a partner in Hancock Estates, asked about the status of the road and it was determined that it was a Class V road. Mr. Herman stated that he is just selling the house and six acres of land. Board Member, Mike Oldershaw asked if the bounds were set. The Surveyor, Todd, stated that the granite bounds would be set by May 1, 1989 and that the Board will be notified when they are set. Mike Oldershaw moved to accept the application. Ed Rowehl second. So moved. Ed Rowehl moved to accept the Herman subdivision. Mike Oldershaw second. So moved. Herman raised questions concerning the status of the road and how it affects his property. His plan is to sell the house now but he will be doing more in the future. He asked about improving the road to the Windsor line as a gravel road. He was told that the Board has not approved anything as far as the road is concerned. It is possible but it must be done officially and under the present ordinance. The Board provided him with a copy of the steep slope ordinance. Mr. Herman said that he will keep the Board posted as to his plans for this property.

Clark Ziegler appeared before the Board in the matter of an annexation. The Board informed him to consult with a licensed N.H. Surveyor and ask him to redo his present survey and to certify it. Mike Oldershaw referred to the Subdivision Regulations and confirmed that the Applicant must have a completed survey. He was also informed that two applications must be submitted.

Mike Oldershaw asked about the status of the maps for the zoning ordinance. He suggested that when they are printed they be done by the laser method, as they would be much clearer. Judith Pratt will check with SWRPC and see how they are progressing.

Ed Rowehl raised the subject of Roger Croteau's addition of a restaurant to his property on Route 9 at North Branch. Is it in the Lakeside District. Mike Oldershaw was of the opinion that the use is grandfathered. Rowehl expressed a concern with sanitary facilities. These are State Regulations and controlled by the State. It was established that this is not an addition.

David Essex presented his work on Site Plan for the Site Plan Review he explained that he used the RSA.

Harry Page raised the question of Site Plan Review as it applies to the Recupero plan for a six unit apartment building. Judith Pratt will consult with Board Counsel, Silas Little, to see what is needed to put Site Plan Review in effect.

Ed Rowehl reported to the Board on the status of the Impact Fee Bill. A letter has been sent by the Selectmen supporting this bill.

Mike Oldershaw moved to accept the minutes of the March 9 meeting with necessary corrections. (spelling and in the last paragraph of page two the parenthesis should read as follows: (under paragraph 1 page 2)
Ed Rowehl second. So moved.

The matter of the omission of Light Manufacturing from the Village District in the Zoning Ordinance was addressed. Judith Pratt will research the matter so that it can be put on the books. Minimum lot width will also need to be addressed at the same time.

The secretary asked for a \$100.00 petty cash fund to be used for postage in the matter of warning Public hearings. Planning Board approved same.

Harry Page asked about being appointed to the Board as a non voting alternate. He offered his assistance to the Board. The Selectmen appoint Board Members and he will be recommended. Selectman Rowehl said that the Selectmen will consider his offer.

David Essex moved to adjourn at 9:10 P.M.

Respectfully submitted,

Barbara L. Elia, Secretary