

Present: Edwin Rowehl; Mike Oldershaw, Sr.; Robert Watterson; Rod Zwirner David Essex; Judith Pratt, Chairman

The Chairman opened the meeting at 7:04 P.M. Judy Jones met with the Board to outline a proposal for her land on Miltmore Road. She would like to subdivide a parcel of approximately 15 acres. The Board suggested that she make formal application to the Board.

Mike Lambert representing Joe Winsten owner of property located on Route 9, presented a preliminary sketch of a proposed three lot subdivision. In his presentation Lambert suggested the use of the Windsor Road, so called, as access to lot 325B. The land survey has not been done but the Applicant would like to get a feel for what is required by the Board. Questions were raised about the use planned for the existing building, commercial or residential. Lambert has not been informed by the owner. The possible need for a site review was stated and the question of the status of the Windsor Road was raised, the Board also mentioned the possibility of the need for a high intensity soil survey. Discussion about curb cuts and legal access across lots followed with the determination being made that a survey will be needed before any decisions can be made. Lambert said that he will be back May 4, 1989 for further discussion.

Selectman's Alternate, Bill Suydam, spoke to the Board about Public Hearings and suggested that they be conducted more formally so that the Public can understand the proceedings. The need for an easel to display any plans was established. The Chairman asked Selectman Suydam if he could see about getting an easel for the Board.

The Chair raised the matter of the Watterson Plan and asked the Board's pleasure Robert Watterson maintained that this was after the fact and that other subdivisions made at that time would have to be reviewed in the interest of fairness. It was suggested that any expenses incurred would have to be borne by the Town. Another suggestion was that the abutters be notified and asked to waive the right to a Public Hearing, with an explanatory letter to accompany the notification. The question of how to correct the mylar was raised. The Chairman will check with Attorney Little on the legal ramifications.

the Board reviewed the minutes of the April 13 meeting, with the following corrections: Include Robert Watterson's name in the list of those present. Clarify Attorney's position on a building permit. A building permit is good for a year after it is issued. Change wording of motion to accept a subdivision to "move to approve the subdivision subject to approval of WSPCC" This change is relative to a

motion made by Rod Zwirner in the matter of the Halverson subdivision. It was established that the wording of a motion should be to accept an Application and Approve or Disapprove a subdivision. Edwin Rowehl moved to accept the minutes as amended. David Essex second. So moved.

The Chairman presented the Board with copies of proposed site plan regulations for their perusal. This includes road information and should be reviewed before being commented on. Harry Page questioned the 3% grade specification and the need for rip rap. Specifications for culverts were also discussed with the determination being that there should be some discussion with the Road Agent in this regard. Other points raised were: paving driveways, and surfacing Mike Oldershaw will get in touch with the Milford Public Works Department and get their input. There was a suggestion that there should be reference to the RSA road specifications in the Ordinance. Under G.5.(d) the Board discussed the change of the word "drainage" to "damage". Harry Page brought up the subject of "duly authorized agent" and the definition of same, and the fact that proof of such authorization should be attached to the application. The Chair called the Board's attention to the page on lot numbering. It was determined that the information will be reviewed and the Board will take it up at the next workshop meeting. David Essex presented the Board with copies of the proposed checklists for major and minor site reviews, these will also be reviewed by the Board for further comment.

Robert Watterson excused himself from the Board to present a proposal for his father, Frank Watterson. The proposal is to annex property from Cloutier to Watterson and annex property from Watterson to Cloutier. The purpose is to provide a right of way for the Cloutier property and to provide Watterson with enough land to make two legal lots. The Board determined that the annexation will have to be done first by means of two Public Hearings which can be held on the same night. The subdivision hearing will have to be scheduled for a later date.

Meeting adjourned at 10:00 P.M.

Respectfully submitted,

Barbara L. Elia, Secretary
Antrim, Planning Board