

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; Robert Watterson; David Essex; Mike Oldershaw, Sr.; Bill Suydam, Selectman's Alternate.

Judith Pratt opened the meeting at 7:00 PM

Northeastern farms: Mr. Provost of Cuoco and Cormier Inc. presented a plan with a suggested change. The soils map was also made available. Hillsborough county recommends a high intensity soil survey which Mr. Provost feels is unnecessary. Provost addressed areas described as being in zone B of the flood map, he argued that the soils are not indicative of wetlands soil, and pointed out that the zoning ordinance states that 75% of the minimum lot size in a district must be contiguous dry land. Addressed the width of Smith Road as it pertains to comments from SWRPC, and addressed the letter from the Conservation Commission as it pertains to lot 4. Argued that a septic plan could be drawn for that area. Silas Little, Attorney for the applicant spoke to the fact that the engineer has reviewed the plan and finds it workable. Mike Oldershaw spoke to the fact that the engineer, Mr. Provost does not agree to any of the comments in the letter from the Conservation Commission, the recommendations of SWRPC or the Hillsborough County Engineer. Little spoke to the change made in lot 4. Mike Oldershaw expressed concern with the runoff water off of this lot. Little quoted Section IV of the Subdivision Regulations. Little argued that these lots will take care of the septic for three bedroom homes. Mike Oldershaw again expressed his concern with the viability of lot 4. Little spoke to test pit 11 and the description of the soils at that location. He also read the information for test pit 18. On lot 4 the plan is to use test pit 11. Judith Pratt pointed out that in most cases they would have to use the locations closest to the road. Little pointed out that the information had been presented to the Board in February of 1988. David Essex asked about the test pit on lot 1 a concern for which was expressed by the Planner from SWRPC. Provost argued that the soil designation does not indicate poorly drained soil. Mike Oldershaw asked who is right. Pratt stated that she did not believe that SWRPC had a copy of the test pit data. Little pointed out that before anyone can build on a lot it would have to have a specific septic design. Provost stated that the State will review the test pits. Mike Oldershaw said that he would like to have SWRPC defend their letter. Oldershaw recommended to the Chair that in the future when Southwest reviews a plan a representative appear to defend their argument. The Chair asked if there should be another view of the property. It was recommended that Peter Beblowski be asked to view the property to establish the wetland areas. Little had some argument as to the qualifications of Beblowski. Beblowski has a conflict, as he opposed the original plan for the cluster. Oldershaw asked if the

Applicant would like the Board to hire a soil scientist. Little suggested that Mr. Provost speak directly with SWRPC in regard to their comments on the letter. Lot 2 has been changed. David Essex expressed the concern that there should be a site review for those who haven't walked the property. A study has been done but not an intensive soil survey. Watterson expressed the opinion that Provost should consult with SWRPC and after that determine whether or not an intensive soil survey will be needed. The consensus being that this proposal be tabled until such time as Mr. Provost can consult with Southwest Regional Planning Commission. Little asked for an adjournment date. Scheduled for May 11 1989.

Carole Ogilive of Southwest Regional Planning Commission with Michael Tardiff stated that there will be no problem with someone accompanying the Board on a site review of the Northeast Farms Property. Ogilive presented the Board with some elements of the Master Plan for the Board's review. She took up the zoning map first. She showed the proposed map and an enlargement of the downtown area. The Chair asked if a mylar will be prepared as an overlay. Oldershaw expressed the need of an overlay for slopes and wetlands. She also showed a Zoning map so that the Board can indicate any changes that have been made. The Board indicated that the Rural Conservation District should be indicated. There were also suggested corrections to the different business districts. Ed Rowehl informed Ogilive and Tardiff that the tax maps are being updated by Dennis McKenny and they should get a copy when it is finished. Oldershaw suggested that the sewer lines be put on the same maps. The Water Commissioner, William MacCulloch, when asked if the Sewer and Water Department would go along with this answered in the affirmative. It was suggested that this be done as an overlay. Site Plan Review: A copy of what has been done by the Board will be sent to Michael Tardiff for his review. The Chair asked Ogilive for a copy of fees for services such as subdivisions, building permits, etc, that other towns charge. They also discussed the Capital Improvement and the Board suggested that it be created in more detail. Tardiff would like to set up a work meeting so that they can have more complete information. Oldershaw suggested that the Selectmen ask department heads for a five year plan. The Chair suggested a preliminary meeting to inform the department heads of what is needed. Oldershaw suggested a copy of a plan of another town for comparison. Rowehl stated that the Board of Selectmen have plans for meeting with Department heads on a regular basis. Tardiff can meet with them whenever they can get together. Tardiff presented the transportation plan. Ogilive gave copies of Population and Housing and explained how it is figured, she asked for the Board's input. Board will give Tardiff a call and arrange a meeting.

Richard Herman with Steve Perron of Robert Todd, Surveyors, met with Board and presented a conceptual plan based on projected soil and topographical information. This will involve the upgrading of 1200 feet of road to the Windsor line. This is a six lot subdivision all lots with five or more acres. Judy pratt asked about the area required for septic in areas of 15% or more slope. Perron stated that all lots have ample area for a building lot as outlined in the steep slope ordinance. Watterson suggested a change in the road to shorten driveways. Perron asked the Board what it required for an application. Herman is looking for an idea of what is need in order that he can determine the cost of building a road. Oldershaw asked for a road easement recorded in the deed. Herman said that he did not think this would present a problem. Test pits were discussed and Herman stated that it has to be done in order to sell the property. It was determined that the next step will be for a survey and an engineer to draw up ^{PLANS FOR} the road. Herman stated that these lots will have the same covenants as the Northbranch Farmsteads. There was some discussion of the size of the housining planned for these lots. The Board suggested that the covenants be noted on the plan in order that they be enforced further down the line. Fire protection was discussed with the determination being that the this is up to the developers ~~d~~iscretion,

The Chair presented the contract from SWRPC for the Board's approval. Mike Oldershaw moved to accept the contract and if there are any hours left on last years contract they should be carried over to this year. Judith Pratt will check and see if there are any hours not used. The Board discussed updating the tax map.

The Chairman, Judith Pratt reported to the Board the answers to questions put to Silas Little, Board Attorney, on matters raised by the Board at various times. In the case of the Watterson problem the Board will have to hold another Public Hearing and a note put in the file to the effect this was reheard. In the case of an annexation and a subdivision the annexation should be recorded before hearing the subdivision. In the Noble case if there were a boundary adjustment the lots would no longer be grandfathered. If they, the Nobles, wanted a boundary line adjustment it would have to be done through the Board of Adjustment. In regard to the Allen subdivision the Board should review the waiver modification of the Zoning Ordinance or the owner can put a covenant in the deed.

Mimutes of April 20, 1989. Mike Oldershaw moved to accept the minutes as printed. Ed Rowehl second. So moved.

Harry Page presented a proposal for the Hyland Property on Main Street. The proposal is to subdivide the front lot by means of a proposed road as a divider. The plan is to add

the property of the small house to the existing lot. The plan is to demolish the burned building and rebuild. Lot one to be in excess of 30,000 square feet. Page also presented a profile of the proposed road. It was determined that this is for a two lot subdivision. The Board discussed the scheduling of a Public Hearing for this case. There was much discussion about the time frame for filing applications and scheduling Public Hearings and what is required for a preliminary layout. Oldershaw said that the Public Hearing could be scheduled and the Board should have an engineer look at the plans with the Board. Public Hearing scheduled for May 25, 1989.

Meeting adjourned at 10:00 PM

Respectfully submitted,

Barbara Elia, Secretary
Antrim Planning Board