

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; Rod Zwirner; David Essex; Bob Watterson

The Chairman opened the meeting and introduced the voting members of the Board, Edwin Rowehl, Rod Zwirner, David Essex, Bob Watterson, and Judith Pratt, Chairman.

The first item on the agenda was a Subdivision of property of Edmund and Lorraine Hebert. Don Mellen presented the proposal for a two lot subdivision. The two lots had at one time been subdivided but they had been conveyed as one lot, and as a result of this the property has to be subdivided again. The abutters, Mr. and Mrs. Fitzgerald ~~XXXXXX~~ were present and reviewed the plan. Edwin Rowehl asked about frontage on Route 31. It was determined that it was 200 feet and complies with the new Ordinance. Rowehl asked about the fact that there are two dwellings on one lot. Upon reviewing an old assessment card it was determined that the dwellings existed before zoning. Rowehl asked about wetlands and steep slopes. Mellen explained that this was not a concern. Route 31 has only about a 5% grade. The Chair asked for a motion from the Board. Rod Zwirner moved to accept the application. Second Robert Watterson. Roll Call vote: Edwin Rowehl, yes; David Essex, yes; Bob Watterson, yes; Rod Zwirner, yes; and Judith Pratt, yes; vote passed in the affirmative. Robert watterson moved to approve the subdivision. Rod Zwirner second. Roll call vote: Edwin Rowehl, yes; Robert Watterson, yes; Rod Zwirner, yes; David Essex, yes; Judith Pratt, yes; plan approved unanimously. The Chair, Judith Pratt, signed the plan.

Northeast Farm: The Applicant proposes to resolve any differences between a report by Steve Wallace, of SWRPC and Mr. Provost from Cuoco and Cormier, Inc., Engineer for Northeast Farms. Mr. Provost presented a plan which had been amended. Wallace presented a letter commenting on the plan and commented on the statement made in his letter. The Chair asked about a test pit on lot one. Provost stated that while it is not required by law one will be done. The Chair asked Wallace for comments on his letter and he stated that most of the problems he had with this project have been addressed. His main concern having been with odd shaped lots. Where plan was previously designed for seven lots it is now designed for six. Rowehl addressed the points raised in Steve Wallace's memo of May 9, 1989. A public Hearing scheduled for June 8, 1989. After some discussion about the time table Provost agreed to grant an extension of the 90 day time frame, and explained that this is an amended application.

C & S Realty represented by David Cutter met with the Board to explain his proposal for the Hyland property. He wants to subdivide the property into two lots and put in a

private road built to town specifications with a 60 foot right of way. He has extended the right of way and relocated it from the original proposal. All access to business will be within the private way and not off main street. Cutter presented a profile of the proposed right of way. The Chair asked about a cross section of the road. Rowehl asked about the effect the litigation the Town has with Joseph Hyland would have on the proposal. Cutter stated that his sales agreement on the property is contingent on the building coming down. Judith Pratt will call Silas Little and get his opinion. Cutter's purpose at this time is to create two lots and to develop the front lot. The chair made the comment that the location of the post office in the center of the Town would be a benefit to the Town. Administrative Assistant commented that the building should be taken down now. There was some discussion about the status of the court order. The Chair argued that the plan could be approved on a contingency basis. There was some discussion about the time frame for the submission of plans and the plans to be submitted. Cutter asked the Board what will be necessary to schedule a public hearing. The Board will need copies of the plan and a completed application before scheduling a public hearing.

Mr. and Mrs. Fitzgerald asked about updates in the zoning ordinances, and were told that copies are on sale at the Town Offices.

Pratt offered copies of some of the applications in the Handbook of Subdivision Review and asked the Board for comment. The chair discussed the fee structure and will ask Attorney Little new fees can be implemented before the Subdivision Regulations are amended. The Chair outlined different proposals for fees for a subdivisions. The Board also discussed if fees should be on a cost per lot basis. The aim is to be fair.

Karen Cullen, Planner: Judith Pratt talked to her and her charge is \$18.00 per hour. She is willing to review plans and do any planning work of the nature of that now done by SWRPC. She is in Hillsboro and could be readily available. Essex said that a relationship with one planner would be desirable. This could be done on a case by case basis.

Pratt referred to a letter complaining about conditions at Breezy Point. The Chair stated that this was an enforcement matter and should be handled by the Selectmen. Letter from Office of State Planning relative to a meeting on impact fees, etc. The Chair plans to attend. The Chair took up the matter of a representative to Southwest Regional Planning Commission. David Essex agreed to represent the Board but it is a Thursday night. He will attend if the Board has a quorum without him.

The Board took up the minutes of the May 4, 1989 meeting. David Essex moved to accept the minutes of May 4, 1989. Rod Zwirner second. So moved. The Chair reported that Cloutier plans to meet with the Board at the May 18, 1989 meeting. The Board reviewed the new maps submitted by SWRPC.

Discussed Zoning Districts and how they are located. The Chair suggested that they be outlined and included in the Ordinance. The Board authorized the Administrative Assistant to expend \$50.00 for frames for the maps. If they are more expensive she will return to the Board for further authorization. Selectman, Rowehl announced that there will a meeting on the dump at the Antrim Gym next Thursday night, May 18. The Board will hold a Workshop meeting on the 18th as they have a full agenda. David Essex will be attending the Governor's conference.

Meeting Adjourned at 9:30 P.M.

Respectfully submitted,

Barbara Elia, Secretary