

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; Robert Watterson; Don Chambers; David Essex; Rod Zwirner.

Judith Pratt, Chairman, opened the meeting at 7 P.M. She raised the subject of the period of time before scheduling a public hearing. She read the section of the Subdivision Regulations that apply and called the Board's attention to the fact that the Preliminary Hearing is now optional on the part of the Applicant. State regulations now say the the Board should accept the plans a certain number of days before a hearing is scheduled. The Attorney advises that State law supercedes the local regulation. She asked the Board to decide how it can comply with the State Regulations, and pointed out that this should be decided by the Board as the Board makes its own rules. She asked the Board's pleasure. Edwin Rowehl quoted the RSA and stated that he saw no point in deciding the number of days if what was decided could be wrong. There was some discussion about the time frame for advertising a public hearing in the local papers. Don Chambers asked the reasons that the Board uses Attorney Little for Board Attorney. The chair explained the reasons behind this. Chambers asked about using thirty days as a time frame. The Chair replied that it could seem too long. It was clarified that the proposed 22 days would be a minimum. Discussed omitting the preliminary hearing. It was determined that this is an optional step in the Subdivision process and a potential applicant has every right to meet with the Board prior to submitting a plan. The consensus of the Board is that it is necessary to have the plans submitted twenty two days before a Public hearing is held.

Site Plan Review was next on the agenda. Page 20.1-"f" was added " signed by the Board and the owner and the Applicant if it is different from the owner." No objection from the Board. Page 19 a "C" is added " an endorsement the same as above." At the end of page 20 add "3"- "No changes should be made after the final plan is approved without resubmission to the Planning Board or approval of such changes." 21a " a paragraph taken from the suggestions provided by SWRPC. Clarification and the addition of "before certification can be granted an as built plan should be submitted. The Chair will submit a corrected copy to the Board at the next meeting for the Board's review. Page 19. something for the Board to consider. C. It was determined that this was the Board's descretion. SWRPC has reservations about this statement as they feel that it will not hold up in court. The Chair said that the Attorney did not fault it and she said that the Board should use descretion in using it. David Essex asked it there was a way to boil the proposed document down so that it could be more readily understood. Pratt explained that this was spelled out in detail. The Consensus of the Board was to delete the descretionary clause. There was some discussion of the waiver clause on page 4. Page 3a SWRPC suggested that the use of the word "accepted" should be changed to submitted. After some discussion of the wording it was determined to make some editing corrections as it applies to
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the use of the words "accept, submit and approve" Watterson returned to C. changed to acceptance. Don Chambers submitted an alternative to paragraph 2. The Chair will clarify it by referring to the RSA. Page 5 C. Major Site Plan on the Application. " North Arrow, Scale date and Revision number". Under Q " and storage tank, size, type, etc". Page 15 & 16 27 & 28 Change reference in 27 to 1987. Have subdivision regs refer to the same book. Leave them both in and change the reference. Page 18, Seal and Certification, should form for endorsement be included? Has been done. Watterson questioned the word "Civil" It was agreed to delete the word "Civil" in paragraph a & b. Page 23. 8. Consensus that it remain as written with some editing corrections. Page 27. 2. Approval of driveways. Specify that a permit must be obtained from the Department of Transportation or the Road Agent. Page 28. 4. add "these should be verified by an agent of the Board". Watterson questioned the area of enforcement which should be the Selectmen. It could be required that it be done and could be verified by the Selectmen or their designated agent. Change Planning Board to Board of Selectmen. Ed Rowehl raised the points. Page 4. b. change development to site plan review. Same thing on page 7. Page 24. b. to be consistent use 6x6x36 thirty inches in the ground. Sanitary systems 24.2 Septic Approval by NHWSPCD is required. The Chair took up Silas Little's critique. The Chair asked the Board's pleasure on who they should get to type up the finished Ordinance. Have it typed and put on a disc by the same person who did the Zoning Ordinance. Page 2. A. should be titled "Preapplication Review". The Board should ask for: (Take it out of the Procedural guide from SWRPC). A.2 deletion of "Official notification, etc." No objection to this paragraph The consensus is to use the wording provided by Attorney Little. 3. Will check with Little and verify the time period. Section 3 change as suggested. 4. edit as suggested. 5. include Tax map, parcel number and lot number. Wherever there is reference to storage tanks add "protective barriers if required." 6. ok as written. 7. Presented the Milford plan for the Board's consideration. The question being, does the Board want to include things other than roads? Include "Roads, utilities, erosion, outside improvements". Agreed to include the paragraph qualifying it to cover all residential and multi-family dwellings to be added under performance bonds page 21. Include paragraph 13. Include 14. 15 delete "preliminary". Page 7. The Chair will endeavor to correct the copy and provide the Board with copies next time. Rowehl asked about the section on roadways. This will be included in the subdivision regs. There should also be a list of definitions to be added to the Zoning Ordinance. These should be posted and considered at the same public hearing at which the Site Plan is considered. The Board will list possible changes to the Zoning Ordinance and these will be considered to be brought up at the next Town Meeting.

Minutes of June 8, 1989. Secretary omitted Don Chambers name from those voting on the acceptance of the Application of the Planning Board Minutes, June 15, 1989 Pg.2

Hyland/Cutter plan. She also omitted the vote on the Cutter Approval of the Plan, this being: Rod Zwirner, yes; Donald Chambers, yes; Edwin Rowehl, yes; Robert Watterson, yes; and David Essex, yes. So moved. Rod Zwirner moved to accept the minutes as corrected. Edwin Rowehl, Second. So moved.

Don Chambers moved to adjourn the meeting. Second David Essex. So moved.

Respectfully submitted,

Barbara Elia, Secretary
Antrim Planning Board