

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

Chairman, Judith Pratt opened the meeting at 7:00 P.M.

Phil Dwight met with the Board to ask the Board's input on what he would need to subdivide his property. He presented a plan showing his lot and asked if it was possible to subdivide on Meetinghouse Hill Road. The Board informed Dwight that Planning Board's cannot subdivide on a Class VI Road. It was pointed out that Building Permits can be issued on a Class VI Road provided that a waiver of liability was provided by the applicant. Dwight suggested that he would be willing to improve the road to take the run off off his land and transport it through a culvert. David Essex referred to 674:41 of the N.H.R.S.A. and 231.a.

Madeleine Henley thanked the Board on behalf of the Selectmen for the part they played in the demolishing of the Hyland Property.

Chairman Pratt spoke to the fact that the Board has had no authorization from the Executor for the Estate of Barbara Ziegler, Douglas Ley, for Clark Ziegler to act for the Estate in the matter of the subdivision and annexation. Pratt also stated that she will talk to the Board Attorney about the status of the property designated on the Ziegler plan with the ownership in question. It was established that the Board needs the signature authorizing Clark Ziegler to represent the Ziegler Estate or the presence of the Attorney himself.

The Board addressed the Application for a subdivision of property owned by the Estate of Mary Gold. It was pointed out that the right of way across the property is to the Town of Antrim for the maintenance of a pipe coming down from Campbell Pond. Pratt asked the Board its pleasure as to the requirement that the driveway be designated on the plan for Town Roads. Essex spoke to the desirability of same. After some discussion it was determined that this will be discussed further when the Board is addressing the Subdivision Regulations. There was some discussion about the need for the right of way. A copy of the plan will be shown to the Sewer and Water Commissioners so that they may be made aware of the proposed subdivision. The Applicant would like to hold a public hearing on July 27, 1989. The consensus of the Board is that July 27 will be the date for the public hearing.

Pratt took up the subject of Home Based Business as it applies to Site Plan. It was determined that this can be accomplished with a Building Permit and as long as it is a home based business the Site Plan Review does not apply. Pratt also mentioned the document from the Harris Center which addressed itself to procedures for Planning Boards. Pratt suggested the addition of a statement designating the authorization of a  
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representative to represent an applicant in their appearance before the Board if the Applicant desires. Application for Preapplication Review was discussed. It was agreed that the Board will request the Subdivision Application twenty two days before it is formally submitted due to the scheduling time frame. It was determined that the Zoning District(s) should also be shown on the Application. It was decided that mailing labels will be required with the addresses of the Applicants. The Board addressed Fees and suggested that they be discussed at a later date. A statement will be included on the applications to authorize a person to act as an agent if so desired. The Board addressed the Checklist. The Chair asked about printed applications in three part carbonless forms. It was pointed out that printing could probably cost less. It was determined that the list of abutters should designate "with mailing labels". Corrected to "list of Current abutters". Add three copies of the plat. Include location of test pits and exclude results. Include zoning district line(s) as part of the plat. Change format of the Checklist to comply with suggested changes from the Chair. Addressed the "Approval and Disapproval forms. The Chair addressed the need for a form to go into the folder to make sure all the procedures for a performance bond are addressed. Nothing to be signed until the form is completed. This procedure will be followed by both the Planning Board and the Board of Selectmen. The Board addressed the subject of fees and will be receiving some information from the Office of State Planning as to what the fees are in other towns. The Chair addressed the costs as they apply to secretarial and office equipment. Office of State Planning will be sending a copy of the Nashua Regional Planning Commission schedule of fees for their area.

Edwin Rowehl brought up the subject of home based business and suggested that home based business as it applies to Site Plan Review should be reconsidered by the Board. The Chair stated that there was nothing in the zoning ordinance that addresses the fact that a home based business cannot be located in every house on a given block. Discussed the criteria for a home based business. The Chair will consult with the Board Attorney for his input on this subject. The Chair is of the opinion that the Board does not have the right to regulate home based business without authority from the Town.

Don Chambers asked about the definition of "Current Use". Selectman Rowehl gave a brief outline of the term. Rod Zwirner raised the subject of working out the density as it relates to steep slopes and wetland areas.

The minutes of June 22, 1989 were addressed. The Chair reported that she had talked to the Office of Attorney Little about the Site Plan Review Public Hearing and stated that he was of the opinion that if other than minor changes were made another public hearing should be held. Don Chambers moved to accept the minutes as tendered. Rod Zwirner second. So moved.

Motion to adjourn. The Chair submitted copies of a description of the zoning districts as outlined by her, for the Board's perusal. Meeting adjourned.

Respectfully submitted,

Barbara Elia, Secretary