

Minutes of the Antrim Planning Board Meeting September 14, 1989

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

The Chairman opened the meeting at 7:30 P.M. and introduced the Board.

The Estate of Mary Gold, a subdivision of a 14.16 acre property on Goodell Road. The Chair reported on the site view that had been done by the Board on August 27. She reported that the Board found no wetland and the reason the property washes out is that the soil is sandy and it is dry. Jean Ubel spoke about the wetland and commented on the nature of the shrubbery and the contour of the land. she spoke about the standing water on the 10plus acre lot, and further about the wetland on the corner of Goodell Road. The Chair referred to the Zoning Ordinance and read the requirements for a buildable area. Dennis Mckenney, the surveyor, submitted a revised plan showing a statement that the lots meet the requirements of the Ordinance in the steep slopes area. McKenney stated that in his opinion the lots meet all the requirements. Ubel stated that her concern was with the ten plus acre lot and demonstrated what she believes to be wet areas on the map. She commented on the nature of the shrubbery in the area. McKenney stated that seventy five percent of the lot meets the requirements of the Ordinance. Shelly Nelkens stated that she observed that the plants are indicative of a wetlands. The Chair asked for further comments from the public, hearing none she asked for further comments from the Board. Edwin Rowehl stated that the Board had assurances from the surveyor that there was adequate area for building. Jim Howard, an abutter, made a comment on the wetlands being observed over a twelve month period. It was observed by the Board that the ten acre piece will have to be considered again if it is proposed for future development. David Essex made comments on the seasonality of the wetlands. Robert Watterson made further comments on the wetlands and observed that these properties meet the 75% requirement. Ubel spoke to the ten acre parcel and her concern for the development of same. The Chair spoke to the obligation of the Board to abide by the laws of the State of New Hampshire and the Town of Antrim. Shelly Nelkens asked about the contours on the maps. He stated that the contours are indicated on the smaller lot and not on the larger lot as the Planning Board had indicated that these were not necessary. McKenny stated that test pits have been dug on the lot and perk tests have been approved by the State WSPCD. The areas of lots one and two are in a sand and gravel pit. McKenney stated that he is satisfied that there are areas on the larger lot that will support a septic system. There was some discussion of the reliability of using red maple as an indicator of a wetlands. Rod Zwirner stated that in the mind of the Board it is adequate for a single family home. The Chair spoke to addressing the plan that is presently before the Board. The Chair closed the public portion of the hearing and the Board went into deliberations. Watterson endeavored to explain the

Ordinance to Ubel. David Essex pointed out that any citizen by petition can ask the Town to make changes to the Ordinance. The Chair asked for comments from the Board. The Board could see no problems. The consensus of the Board was that even though there are wetlands there is adequate area on these lots for a single family dwelling. The comment was made that any septic provisions will be made by the WSPCD. Don Chambers moved approve the plat as submitted. Second Robert Watterson. Passed unanimously. Chairman Judith Pratt signed the mylar and the plans.

Touchwood Corporation, David Cutter President, applying for a Site Plan Review for property located on Main Street (formerly the Hyland Property). Cutter proposes a commercial development which will house a Post Office and a commercial location in another building. The Chair asked for a statement of purpose. Cutter did not have one but agreed to give an oral statement. Plans were drawn by Architect, Tom Weller from Hancock and Bristol and Sweet, Surveyors of North Sutton, New Hampshire. Cutter explained his proposal which will be located on lot 1A. The plans are for a new post office with a retail store or office area in the front. He pointed out the location of the proposed road, and stated that the land area is 50,000sf. Total parking is for 71 cars 19 of which will service the post office. He expressed the desire to start as soon as possible. There was some discussion of the percentage of lot covered. Cutter pointed out the location of the sidewalk area. The Chair raised the question of rubbish disposal for the Post Office. Cutter explained that the post office will take care of their own rubbish internally. The Chair asked for the height of the building. It was determined that it is under 35 ft. Cutter also plans to use the columns from the old building. The Board had examined the plans in the work session September 7. Cutter has also supplied plans for site drainage and erosion control. The question of underground utilities being far enough apart was raised, that is water and electricity. Cutter assured the Board that he would keep them ten foot apart. The need for a written statement from the fire chief, the sewer and water commission and a driveway permit was expressed. Cutter stated that the nature of the drainage plan reduces the amount of water flowing out onto Main Street. The Chair asked about the distances on the property lines. It was determined that these are on the plot plan. There was some discussion of the relocation of the road to accommodate the setback requirements. This will be indicated on the mylar when it comes in for approval. Cutter was asked to demonstrate the lighting plan for the lot. Service will be underground after it enters the lot. David Essex spoke to exposed areas and screening on the Lutheran Home side of the property. Cutter agreed to extend the fence as it is needed. Essex expressed the desirability of the use of shrubbery. The architect asked if the Board would view the property and indicate what it desires. The need for construction drawings for the sidewalks was expressed. The need for a written statement for the phasing of the project was expressed. Cutter stated that the paving will probably be done in the spring. Nelkins asked about

aesthetic appeal and grading if for some reason the project is not completed. Pratt asked for other questions from the Board hearing none she commented on the need for the bonding for the road. Cutter asked if he could start even though the subdivision is not complete. Cutter stated that the Durgin building will be demolished. Watterson questioned the inclusion of the Durgin property in the plan. It was determined that this lot will be included (annexed to the Hyland property). This plan for a post office can be approved on the entire property. The Chair asked about comments from the public. Peg Howard expressed concern for a walkway to the Post Office. There was a question about the sidewalk from the street to the Post Office. Nelkins pointed out that if the commercial building is not to be built right away when will the sidewalk be built. Watterson suggested a bond for the sidewalk. Rowehl asked about a temporary sidewalk. Watterson had a question of maintenance. Essex commented further on the sidewalks. Cutter stated that there is no room for a four foot sidewalk. Nelkins spoke to the number of people who prefer to walk. She also asked about wheelchairs. Nelkins also spoke to pedestrian safety. There was further discussion of handicap access. Watterson asked about a timetable for the building of the retail stores. Cutter stated that this is a contingent on how many tenants they can interest. Cutter also stated that they could be under construction during the winter therefore the sidewalks will be useless. Chambers asked about protection for the Post Office patrons during construction. He expressed the possibility of making areas safe if only for liability reasons. Watterson asked why it is not feasible to put a sidewalk within the fifty foot right of way. Cutter conceded that it could be done. There was further discussion of the location of said sidewalk. There was some discussion about placing this along the roadway. The Chair asked about the bond for the road up to the spot where the sidewalk crosses. Cutter argued that the only thing that requires a bond is the subdivision proposal not the site plan. There was some argument about the annexation of the Durgin property. If the Board approves the site plan without stipulating that the buildings be removed they are approving an incorrect site plan. Watterson raised the question of the Board approving the plan as it stands and suggested that the Board consult its attorney. It was suggested that the options might be that this project be phased. Cutter wishes to erect the post office asap as the post office will not move after December 1. Cutter stated that his plan is to take the house down this year. It was suggested that the building be removed before a certificate of occupancy can be issued. The Board considered a conditional approval. Sidewalks on the right side of the road north. Ten foot separation between water and electric utilities. Written approval from Sewer and Water Commissioners and the Fire Chief. Appropriate screening to obstruct view from the Lutheran home, and post office building. Certificate of Occupancy for the post office to be contingent on the building being taken down. The Bond for the road was discussed with provisions for phasing. Watterson suggested that the bond for the whole road be established to be released on a prorated basis, this bond to

include sidewalk with curbing. There was some discussion about the desirability of asphalt curbing. It was agreed that the curbing will be concrete with asphalt sidewalk, that there will be a bond for the road and sidewalk before a certificate of occupancy will be issued. Bob Watterson moved to accept the application for site plan. Second Rod Zwirner. Passed unanimously. Don Chambers moved to approve the site plan subject to the following contingencies: Bituminous sidewalk to post office-North side of road with concrete curb on the road side. Ten foot separation of water and electric service. Written approval from the Water and Sewer Department. Written approval from the Fire Department. Appropriate screening between Lutheran Home and post office loading dock. Removal of remaining buildings within ninety days. In the event the retail store is not built, the area will be seeded within one year. Bond for the entire road and sidewalk to post office before Certificate of Occupancy is issued. No Certificate of Occupancy until there is safe and adequate access to the post office. (Vehicle and Pedestrian). Second Bob Watterson. The vote: Rod Zwirner, yes; David Essex, yes; Robert Watterson, yes; Donald Chambers, yes; Edwin Rowehl, yes; Judith Pratt, yes. Motion passed unanimously. The Chair will issue a statement to the effect that the site plan has been approved subject to the forgone contingencies. There was some discussion about the need for another public hearing. The next step will be for the building permit to be issued. It was agreed that the as built plan will be the one to be signed. Essex asked for an opinion from Silas Little as to how the state law conflicts with what the Board is doing. Cutter asked about the procedure to be followed for the Road Bond.

Pratt raised the subject of the Baker-Salmon glass place. The question is: is this light industry or a craft shop. The Board should consider light industry or craft shops. It was established that as it stands now it would need a Variance. Pratt asked Don Chambers and Dave Essex to work on a definition of light industry. There was further discussion of the requirements for home based business. This can be considered next week when Salmon will be in to discuss it.

Minutes of the September 7, 1989 meeting. Don Chambers moved to accept the minutes as presented. Ed Rowehl Second. So moved.

Respectfully submitted

Barbara Elia, secretary