

Minutes of the Antrim Planning Board Meeting October 5, 1989

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; Robert Watterson; David Essex; Donald Chambers; Nancy Timko, Alternate; Barbara Elia, Alternate; and William MacCulloch, Sewer and Water Commissioner.

William MacCulloch, Sewer Commissioner, met with the Board to answer questions raised as result of the planning process. One answer being that sewage is more acceptable than septage. The Chair stated that the Board should encourage development where water and sewer are available. MacCulloch expressed the opinion that a Town is responsible for handling its own septage. When asked what the best direction for growth was, MacCulloch stated that he could not answer. There some discussion of the advisability of encouraging development in certain areas. MacCulloch does not feel that this is a possibility. MacCulloch has talked to Panton who at the suggestion of Judith Pratt recommends that they look at the town as if it were fully developed, based on population, current land use and zoning, then, perhaps, the best possibilities for growth could be established. An overview of the Town could help all departments, roads, water and sewer, and planning. MacCulloch stated that water and sewer cannot establish the direction of growth in the Town. MacCulloch reported that the sewage capacity is 50% and septage is 100%. He also expressed the opinion that increasing the rate of flow of sewage will create an increased capacity for septage. MacCulloch stated that if the Water and Sewer Department were required to expand the present sewer system, the planning would have to be done by professional engineers, as the Commissioners do not have the expertise. Regarding the maps the commissioners do have maps of the water and sewer system, but the mapping will have to be done by others. MacCulloch reported on the status of the Department's Capital Improvement Plan, they have informed SWRPC of their needs which are basically for the present operation and not for expansion. The Antrim System is controlled and paid for by the users, therefore, the Commissioners have no long range plans due to the cost. Rowehl asked about the replacement of aging mains. The way the Department is set up the cost will be borne by the user thus raising the possibility of increasing rates which the Commissioners are loath to do. In view of this the Commissioners do not anticipate any long range expenses. He commented on the clean out of the lagoons within the next ten years. Rowehl commented on the fact that as a result of the new stand pipe there is a greater volume of water. He spoke about the proposed corrosion control system. He explained how the costs of sewer for Bennington were established. Watterson asked about the possibility of the Cloutier Development going on line. There was further discussion about the size of the lines. The Chair asked for an estimate of the number of households that could be added to the system. Watterson asked about future planning as it applies to the sewage system. MacCulloch asked for a survey of what the Town could be if it were developed at full capacity,

based on current zoning and the capacity of the present system. Rowehl addressed a possibility of extending into areas where it could be done at a relatively low cost, cost is the prime consideration. MacCulloch asked to what degree is the Town liable for the disposal for septage. The Chair asked if the Planning Board can put the cost of studies and surveys in the Capital Improvement Program. It was suggested that it could be accomplished with a Warrant Article for the future development of the Sewer and Water system. MacCulloch addressed the fact that Sewer and Water is a benefit to the whole Town. The cost of expansion and how the cost will be borne was discussed at length. The Chair asked for guidance as to the the direction of growth and the cost of same. Watterson made a suggestion that a Capital Reserve Fund could be established. MacCulloch asked if the Board would like the Commissioners to explore the possibility of getting a study on the expansion of this system. His question is, who or what will determine the potential growth of a certain area. The Commissioners can get a bid but cannot fund a study. Pratt suggested that they determine a certain area and concentrate on this. There was some discussion of the Goodell Road area. MacCulloch stated that the Commissioners will be glad to cooperate with the Board in its Planning. He stated that the Commission will take direction from the Town. The Chair made a suggestion that the area up Pleasant Street over Old Hancock Road and down through Clinton village and Route 31 and over Goodell Road could be considered for expansion, This being the flatest area.

Edwin Rowehl commented on the maps from SWRPC, he observed that they are much more legible. There was some discussion about the capacity of the water and sewer lines and what will be necessary for expansion. The Chair asked for a Capital Improvement Plan for Sewer and Water expansion. The Chair also suggested that the Board set some priorities for those things that will have to go to Public Hearing before Town Meeting. The Chair asked that some consideration be given to allowing Cluster Development in the Rural Conservation Area. She stated that growth is imminent and that until there is zero population there will be growth. She said that allowing Cluster Development could preserve open space. There was discussion of the need for such housing in the State of N.H. The Chair asked if there was a need to review conventional lots and new roads. She also reported that at the meeting in Concord. it was stated that growth is inevitable. She also spoke to the possibility of using the land trust development rights, to avoid inheritance taxes. The larger land owners should be informed of this possibility. Rod Zwirner stated that the adviser of the Society for the Protection of N.H. Forests lives at the McCabe house and will be available for consultation. Workshop October 21 at the Harris Center on Visual Impact Analysis. She spoke about the work of the maps. She reported that the local boy scout camp does not belong to the boy scouts but to a Camp Commission, which is a self perpetuating Commission. Bob Caughey, Winslow Caughey, and Carroll Johnson being the Commissioners. This is registered with the State of

N.H. She also wants to note on the map the areas that are subdivided as far as this can be done. She asked for further suggestions and commented on land that does not show any ownership. SWRPC will attend next the meeting next week and one of the subjects to be addressed will be the population study.

Don Chambers stated that he and David Essex will met next week to go over the definition for light industry. Essex asked where it should go in the Ordinance. He asked about Special Exceptions. It was established that light industry should be defined and listed under Article III. the Board will determine where it should go in the Ordinance. Essex addressed permitted uses in the Village District and how the definition should be noted. The subject of publishing as a type of business was raised. There was also discussion on the Highway Business District, and the question of Craft Industry was raised . There was further discussion of the reasons for the deletion of Light Industry from the Village Business District, this could be included in detail in Supplemental Regulations. The Chair asked if the Board would want to designate a section of Town which includes the Goodell Company as an area for light industry. There was some discussion of how it will be defined.

The minutes of the September 28, 1989 meeting were addressed. Don Chambers moved to accept the minutes as read. Second Ed Rowehl. So moved.

Respectfully Submitted,

Barbara Elia, Secretary