

Minutes of the Antrim Planning Board Meeting March 1, 1990

Present: Judith Pratt, Chairman; Nancy Timko; Ed Rowehl, ex officio; David Essex; Rod Zwirner.

The Chairman opened the meeting at 7:30 P.M. The first item taken up was a commentary on the budget. She pointed out that funds received for fees for subdivisions, site plan reviews, etc. go into the general fund and are not credited against the overall Planning Board budget. The amount of such fees was \$2714.00 for the 1989 year. The Chair asked for the Board's input on reducing the budgeted amount for Southwest Regional Planning. The dues for the 1990 year have been established to be \$2493.00 and the balance of the \$5000.00 amount budgeted was for planning services (reviews of subdivisions, site plans and other planning related services) provided by SWRPC. She pointed out that there was a possibility that the cost of such reviews could be covered by using the bonding process. The Chair asked Rowehl for his input as a Selectmen and he reiterated that all receipts are handled by going directly to the general fund. The money appropriated was the amount that the contract would have cost but since the contract was not signed, the amount for planning services could be adjusted if the Board felt that it is feasible. There were comments on the bonding for engineering fees. The Chair also commented on impact fees, the establishment of which is presently being considered in Concord. Rowehl spoke further on the hearings for said fees and his intention to attend the hearings in the name of the Town of Antrim. It was agreed to reduce the 1990 budget for Southwest Regional Planning Commission by \$1500. Rowehl pointed out that this should be done in writing to the Moderator before the Article is placed on the floor of Town Meeting.

The Chair submitted a copy of a notice of hearing for the Bridge at Lovern's Mill Road. The hearing will be held by the State of New Hampshire April 3 at 7:00 P.M. at the Antrim Town Hall.

The Chair called the Board's attention to a copy of some work that she has done on the Subdivision Regulations, which are being reviewed by the Board. She went through the copy step by step and asked the Board for comments. It was observed that it should be made clear that the Preapplication Review process is optional.

Chairman Pratt raised the subject of the subject of the Cutter Subdivision and pointed out that the Planning Board has no say in the classification of the road this is the Selectmen's authority. She expressed the opinion that the Board could consider the following options: 1. The Board could approve the subdivision with conditions. 2. The Board could require the developer to improve the road into their property with a turnaround built to Town specifications, which could possibly be used as frontage. or 3. The subdivision could be denied. Rowehl commented that as far as subdividing on class VI roads is concerned, it can be done conditionally. He stated further that the drainage from Whiton

Road as a result of this subdivision could be disastrous and made further comments on conditions at Meetinghouse Hill Road. He suggested that the Board consider this in it's deliberations. Rowehl suggested that any further subdivision or any application for a building permit on that lot should require a provision for drainage. The Chair commented on the need for a road bond as a condition. The Chair raised the question: is subdividing on Whiton Road an advantage to the Town? The fact that this is only a two lot subdivision was discussed and the point was made that the Selectmen would have to give permission for road improvements, which would require a bond. Rowehl expressed the opinion that if the lot is developed the applicant must provide for adequate drainage. There was further discussion of the present owner's responsibility to inform future owners of any conditions made as a requirement for the approval for the subdivision. The drainage problem was again discussed and the point that it should be so noted on the plan was raised. Essex addressed the fact that Whiton Road is a Class VI Road and made further comments on the possibility of increased drainage off of Whiton Road as a result of this subdivision. Rowehl referred to the minutes of February 22, 1990 and referred to the fact that he had commented that it has been sixty years since any maintenance had been done on the road. He corrected this by stating that he had confirmed that the last time maintenance was done in 1947. He also stated that Attorney Bart Mayer has confirmed that this is indeed a Class VI road, and that the five year law stands. The Chair suggested that the Town vote to close all roads in question and that the Planning Board should try to develop an official map. She expressed the opinion that the authority to develop such a map should be granted at Town Meeting. The consensus of the Board was to agree and it was observed that in the interim the Town is covered by the law. The Board agreed that there should be an annual review of roads and that the map should be updated annually.

Nancy Timko confirmed that the Board would address the review of the Subdivision Regulations at the March 22nd meeting.

The minutes of February 22, 1990 were addressed. David Essex commented that Lloyd Henderson had asked him about a date mentioned in discussion during the hearing on the Cutter Subdivision and if it should be included in the minutes. It was pointed out by the Secretary Barbara Elia that these are minutes and not a transcript. The value of using a tape recorder at these meetings was discussed. Rod Zwirner moved to accept the minutes as printed. Second David Essex. So moved unanimously.

Meeting adjourned.

Respectfully submitted,
Barbara Elia, Secretary