

Minutes of the Antrim Planning Board Meeting May 3, 1990

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

The Chairman opened the meeting at 7:30 P.M. The first matter taken up was a letter received by the Board of Selectmen relative to the swap of property located on Route 9 between the State of N.H. and Chris Baker-Salmon. The Chair commented on the area of authority in this matter and the need for a subdivision application was expressed. The Chair expressed the opinion that any determination as to the viability of this proposal ~~should~~ be premature at this time. Ed Rowehl stated that the Selectmen were of the opinion that one on these lots could be substandard and the Selectmen's intent was to let the State know about the necessity of a subdivision and not to usurp the Planning Board's authority. The State's requirement for a reply within five days was also pointed out.

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The Cloutier proposal, which is scheduled for Design Review at the May 10, 1990 public hearing, was discussed. The need for the designation of an area for a sidewalk was noted. The location of the road was also reviewed. Sidewalk, road upgrade, adequacy of water pressure and the size of the pipe were discussed as points to be considered in the review of this proposal. It was also pointed out that no decisions are made and nothing is binding in the discussions for a Design Review. The Board agreed that they will have to consider the amount that will be determined as the project's contribution for the upgrading of road and the water pipe. Ed Rowehl stated again that Design Review is an optional procedure in the subdivision process and that nothing is binding on either party as a result of these discussions. Selectman Ed Rowehl commented that he will not be sitting for this hearing as he is an abutter.

Rod Zwirner raised the subject of the newspaper article on sidewalks, and the fact that the N.H. Supreme Court has allowed that Towns can be sued for failure to maintain same.

The Chair introduced correspondence relative to "Preserving our Family Lands" a publication which calls attention to ways by which the larger property owners may keep their land and reduce inheritance taxes thus delaying development.

The Board addressed the review of the Subdivision Regulation and the Chair presented an outline which she had prepared in order to organize the process. She suggested that the subdivisions could be divided into major and minor noting that the minor subdivision could be the original lot plus two more. Minor subdivisions would also include lot line adjustments, all others would be considered major subdivisions. She pointed out the proposed addition of "additional information for cluster developments and suggested that the application could be the same for both. The proposed text for Section IV. Procedure was reviewed. It was

noted that this is different from the Site Plan Review and it was suggested that the Board review both and make a determination as to which is more suitable. Nancy Timko reported that she has worked on the definitions and submitted her recommendations. The Chair suggested that all of the definitions be compiled in one place. A suggestion was made to list ~~all~~ all the definitions and make them uniform. The need to add a definition for "Acceptance" and to review the definition of "Agent/Designee" was noted. The following definitions were also earmarked for review "General location map vs Site location map vs Vicinity map". The Chair asked that the Board make a list of things that they feel need to be defined. She suggested that all the definitions be compiled in the Zoning Ordinance to be used for reference. Nancy will continue her work on the definitions. The need to review the regulation for "performance bond" was also noted. Judith Pratt will work on submission requirements and meet with Ed Rowehl to work on roads and driveway permits, and on other points where the Site Plan Review refers back to the Subdivision Regulation. The subject of ground control as it pertains to plats and plans was addressed and the concept was explained. It was suggested that this procedure be used for lots over 5 acres in area. It was also suggested that all outcrops of rocks be noted. David Essex will review the Site Plan to see what can be incorporated into the Subdivision Regulation. It was agreed that the provision for roads to be inspected as they are being built be included in the regulation.

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Minutes of the April 19 meeting were reviewed. It was noted that on the 1st page in the third paragraph reference to "address the inventory of water resources" be changed to "address the water resources plan for the Master Plan". Other editorial corrections were made. Rod Zwirner moved to approve the minutes of April 19, 1990 as corrected. Edwin Rowehl second. So moved.

Rod Zwirner reported a conversation with an abutter relative to the effect the cutting on the Ricupero property has on her property. He made further comments on the effects cutting such as this has on the property of others and what if anything can be done to prevent the runoff.

There was some discussion of Satellite Dishes, whether or not they are structures, and how they relate to the requirements of the Subdivision Regulations.

Motion to adjourn

Respectfully submitted,
Barbara Elia