

Minutes of the Antrim Planning Board Meeting June 14, 1990

Present: Judith Pratt, Chairman; William Suydam, Alternate ex officio; David Essex; Rod Zwirner; Nancy Timko.

The Chairman opened the meeting at 7:30 P.M. and introduced the Board: Selectman William Suydam, sitting for Edwin Rowehl, ex officio; David Essex; Rod Zwirner; Nancy Timko; and Judith Pratt, Chairman.

Public Hearing for Great Brook Subdivision. Robert Todd, Jr., presented the subdivision layout for Tax map #1C Lot 610, a 65.314 acre lot to be divided into two lots, a 7.276 lot in the residential district with the remaining 58.038 lot to be developed into a 28 lot cluster subdivision. Todd pointed out that the lots in the cluster development will range in size from 0.570 acres to 0.769 acres and the area of green space will amount to 34.465 acres.

Jennifer Cole, Registered Professional Engineer, of Cowan and Cricenti, Engineering Associates, Inc., Concord, N.H. presented the engineering concept for the project. She addressed the required sight distance at the two entrances to the property and indicated that the intention was to meet the required distance by grading at the easterly access, and she indicated that the Westerly access exceeds the two hundred feet requirement without construction. She indicated on the plan the provisions made to handle the runoff by directing it back onto the property. She also stated that the plan provides for Water Sewer and Fire protection and that all plans and approvals have been submitted to the State of New Hampshire. A dredge and fill permit will be required for the crossing of Slaughter Barn Brook. The Applicant and his engineer have consulted with the Water & Sewer Commissioners as to their requirements. Board Member, David Essex asked about site distance as it exists. Cole answered that it does not conform at present but it has been addressed on the engineering plans. (sheet 3) Abutter Ed Rowehl questioned the size of the area designated as green space and asked if it was large enough to accommodate the 28 lots proposed. He referred to the requirements of the Antrim Zoning Ordinance, as it applies to the determining of the number of lots to be allowed in a cluster situation. Rowehl pointed out that the road area is 2.9 acres and that area should not be included in the determination of the area of green space. Chairman, Judith Pratt reported that she has consulted with the Planning Board Attorney, Silas Little, and he has advised that, inasmuch as, gross lot area is not defined in the Ordinance, the Planning Board will have to make this determination. Robert Cloutier argued that the area is in a rural district and that the lots are larger than those presently in the residential area served by water and sewer. He also commented on the expenses that will have to be incurred by the developer as a result of this proposal. The Chair asked if there were any questions and asked Water and Sewer Commissioner, Ben Pratt if he had any comments at this time. Cloutier stated that

he will be consulting with the Water and Sewer Commissioners to clarify any points of difference they might have, and referred to a letter written by the Commissioners to the Planning Board relative to this proposal. The Chair pointed out that the corners of the property lines will have to be indicated; fees of \$665.50 will have to be paid; and the Board will require that the plan to be reviewed by a planner, which will entail a general review of the plan as it relates to the Antrim Zoning Ordinance and an estimate of the percentage of participation of the Applicant in the upgrading of West Street. The Board will also require the review by an engineer, representing the Town, of the road. The Planning Board will submit an estimate of the cost of such a review and the Applicant will put up a bond in the amount of the estimate in advance of the employment of such consultants. Applicant, Normand Laplante questioned the the use of the planner and the engineer. Bob Cloutier asked about the use of the engineer and the possibility of using the studies which have been done before on the application previously submitted. There was further discussion of the cost of the improvement of West Street. The Chair stated that it is a Town Road and the Selectmen will make any determination relative to the road. Pratt explained the purpose of the planner and how the results will be used. Laplante referred to previous discussions relative to participation on the upgrading of the road. Bill Suydam asked if the Application is complete. The Chair stated that to this point it is complete. Laplante inquired about what will be required for final approval and suggested that this could be approved subject to the bond. The Chair informed the public hearing of the requirements for continuing this hearing, and suggested that she would like to communicate with B.G. Miller, an engineer relative to an estimate for a review, if the Board agrees. Laplante submitted a check in the amount of \$665.50, fees for the Subdivision and the public hearing. The Chair asked the Board to review the outline that she has presented for their consideration and indicated that she will talk to Board Attorney, Silas Little to get his input on the amount of bonding for the roads and utilities. Jennifer Cole informed the Board that she has computed the costs of pumping stations and will make this information available. Nancy Timko inquired how the guarantee for the cost of maintenance is determined. The engineer indicated that she has been working on this subject and has some figures available. The number of lots was discussed and the Chair commented that the number of lots could help with the maintenance of the sewer and water system. She will contact Mr. Miller to get an estimate of the cost of the review. The Chair will review this project with Silas Little to get his input on the concerns for this project. She commented that this is the biggest project that the Board has handled and it should be thoroughly reviewed before a decision is made. David Essex asked about a site review, and abutter Wendy Carey asked if she could attend this review. The Chair informed her that the Board is required to give notice of a site review. Carey also inquired the size of the houses to be built on the proposed lots. Cloutier commented on the developers position on controlling the

size of the homes. David Essex moved to accept the application. William Suydam second. David Essex, yes; William Suydam, yes; Rod Zwirner, yes; Nancy Timko, yes; Judith Pratt, yes. So moved, unanimously. After some discussion it was determined that the public hearing is continued until June 21, 1990. Cloutier asked about the use of B.G. Miller as the Town's consultant. He also asked if the developers have any recourse if they feel the estimate is too high. He was informed that they will have the opportunity to object when the time comes. Laplante expressed the desire to have all the engineering done at the same time. The developer will be in touch with the planning Board to see what the costs will be. When asked about the bond for the planner the developer determined that he would not employ the planner until such time as all estimates are in. The Chair adjourned the public hearing until June 21, 1990.

Selectman Ed Rowehl joined the Board in his position as ex officio member from the Board of Selectmen and William Suydam stepped down at 8:30 P.M. Egon Ali-Oglu approached the Board, he has filed for a building permit to remodel the Barn on Main Street and has been informed of the need for a site plan review. He asked for the reason why this is necessary and stated that he has had a site plan made by a surveyor which he claims is on file at the Town Hall. He outlined his proposal and Judith Pratt pointed out that one of the concerns of the Board would be for parking. Ali Oglu stated that there is a parking area for 14 cars behind the barn. His tenant plans to schedule classes of 6 to 8 students of different age groups. Site Plan Review scheduled for June 28, 1990. Ali Oglu agreed to provide the Planning Board Office with the paper work on Monday Morning June 18, 1990.

Minutes of June 7, 1990 Planning Board Meeting were reviewed. David Essex moved to approve the minutes as submitted. Second Ed Rowehl. So moved.

Essex introduced discussion of the Capital Improvements Program and made the suggestion that the findings of the Landfill Study Committee be incorporated into the Plan as these are potentially huge expenditures.

The consensus of the Board is to continue the work on subdivision regulations at the next meeting.

Meeting Adjourned.

Respectfully submitted,
Barbara Elia, Secretary

CLOUTIER;

Acceptance of Application

Fees

Written description of project

Placement of property line stakes

Review by Planner (bond for \$180.00)

General review plus estimate of distribution of cost
to upgrade West Street.

Engineers review of road and estimate for bond.

Inspection of road as it is being built.

Sewer & Water

Amount to be paid for 8" pipe on West Street

Bond for water pipe within the project

Sewage-no lots to be sold prior to sewage construction

Construction #1 pump station and piping

1st four lots can be sold following construction
of pumping station #1.

Construction #2 pump station and piping

No additional lots can be sold until pumping

station #2 is completed.

All work to be done under supervision of engineer designated by Sewer and Water Department.

Bond for same.

All sewage disposal construction to have warranty for one year.

Guarantee of income for maintenance of sewage system (pumping stations) until sufficient number of lots developed to pay cost.

Erosion and Sediment Control

After Inspection by an Engineer "As Built" Plans