

Minutes of the Antrim Planning Board Meeting July 12, 1990

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; David Essex; Bruce Jeffrey; Rod Zwirner; William Suydam, ex officio Alternate; Barbara Elia, Alternate, sitting for Nancy Timko.

Judith Pratt, Chairman opened the meeting at 7:30 P.M. and opened discussion on the matter of the Great Brook Cluster Development. Selectman Edwin Rowehl stepped down from the Board as he is an abutter and Selectman William Suydam, ex officio Alternate sat in his place. The Chair reported that the Board has received an estimate and a contract for same from B.G. Miller, Engineer for a review of the plan as requested. The amount of this estimate being one thousand one hundred dollars (\$1,100.00). Developer, Robert Cloutier, who was present was given a copy of the contract and estimate, but it was not signed at this time. The Chair reminded the Board that the Application for this proposal was accepted on June 14, 1990 and referred to the 90 day time frame under which they are working. Pratt also reported on the letter mailed to Mr. Cloutier re: subdivision of the 7 plus or minus acre parcel. She asked the Board's permission to send a letter to the developer relative to the fact that the estimate for the review had been received and the need for the review by the planner. Cloutier addressed the Board and referred to the letter dated June 26, 1990 and asked why the question of electric power was raised as this is provided by PSNH. Cloutier confirmed that they are not going underground. The Chair referred to the possibility of street lighting and if any would be required by the Police Department. She suggested that the Police Department should be consulted in this matter. Cloutier stated that the estimates and Cluster Agreement were being worked on and argued the fairness of the bonding for the reviews by the engineer and the planner. Cloutier felt that the August 1 date for acceptance of the contract as set forth by B.G. Miller would present a problem as it is less than three weeks away. The Chair pointed out that they are working within a ninety day time frame. Cloutier suggested that an extension could be obtained from the Selectmen. Cloutier again argued the need for a separate subdivision of the 7 acre parcel. He maintained that the Application had been accepted as presented. He stated that his attorney and Board Attorney, Silas Little would be meeting to discuss this and other subjects relative to the proposal. The Chair stated that no decisions would be made without consultation with Attorney Little, but in any case the question of the subdivision of the 7 plus or minus parcel should not interfere with the consideration of the Cluster Development proposal.

Harry Page addressed the Board. Selectman William Suydam stepped down while Selectman Edwin Rowehl rejoined the Board. Page expressed concern for the zoning designation of the Hawthorne College Property at North Branch. He expressed the opinion that, as a result of the expiration of the grandfathered use, the property cannot have a college or institutional use. Ed Rowehl referred to the Ordinance and established that an educational use

could be permitted in that zone by Special Exception. There was discussion of the options for an institutional use. Page also brought up the subject of the Flood Maps and referred to an advertisement in the Monadnock Ledger, asking for input from the Town of New Ipswich. He was questioning how the map designation could be changed if it were thought to be in error. The Chairman will look into this. He inquired when and if the Board would be considering changes to the Zoning Ordinance. The Chair informed him that if this were done it would be in the early fall as the Board is presently working on the Subdivision Regulations.

The Chair raised the subject of the Board recording approved plats with the Registry of Deeds. She informed the Board of the results of consultation with local surveyor Donald Mellen, who opposes the practice. This will be considered and addressed when it comes up in the process of Subdivision Review. The Chair also asked the Board's pleasure relative to sending a communication to the Board of Adjustment in the matter of the Public Hearing for a Variance for an unpaved parking lot in the Village Business District for Egon Ali Oglu. The consensus of the Board was that it is not necessary to pave a driveway or parking lot provided that it has a hard pack surface to control dust and erosion. The Board also agreed that the requirement for the paving of parking lots in the Village Business District should be reviewed.

The Chair reviewed the mail.

The minutes of the meeting held June 28, 1990 were addressed. Rowehl pointed out a typo where he was referred to as "David Rowehl", which should be "Edwin Rowehl". Ed Rowehl moved that the minutes be approved as corrected. Second Rod Zwirner. So moved.

Judith Pratt provided the Board with copy for consideration in the matter of the Subdivision Regulation review. She also made the suggestion that the Site Plan Review and Subdivision Regulation be incorporated into the same regulation. There was discussion of the procedure by which this could be accomplished.

The Board took up the matter of the review of the "Definitions" ending with item number 83.

Motion to adjourn at 10:00 P.M.

Respectfully submitted,
Barbara Elia, Secretary