

Minutes of the Antrim Planning Board Meeting July 19, 1990

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; Nancy Timko; Bruce Jeffrey; Rod Zwirner.

The Chairman opened the meeting at 7:30 P.M. The minutes of the meeting held July 12, 1990 were addressed. It was noted that the secretary failed to include the fact that the Great Brook Cluster public hearing was continued until July 19, 1990. Nancy Timko moved to approve the minutes as corrected. Second Rod Zwirner. So moved.

Harry Page met with the Board and discussed the proposed subdivision of his property on Old Pound Road. He proposes to layout the houselot and the barn across the road as one lot and assured the Board that he will provide, by covenant, that there be no future subdivision of this lot with the road running through it. He also discussed permitted uses for the college property and the possibility of allowing a minimum security correctional institution at this location. It was suggested that this could possibly be accomplished by applying for a Variance from the Board of Adjustment or that they could approach the Planning Board to change the Zoning Ordinance to allow this use. Page suggested that "institutions" be included as a permitted use under Article VII, Section C. The Chair reported on her conversation with Attorney Silas Little who advised that this is a matter where the Board's approach is critical. One of his concerns is that the State does not have adequate rules to control private institutions. It was suggested that this use be limited to "minimum security institutions." Page made reference to the designation of different levels by number. (1, 2, 3, 4, etc.) The Chair suggested that reference could be made to the Supplemental Regulations with the requirement that it be operated under minimum Federal regulations. Chairman Pratt asked Page to acquire a copy of these regulations to be placed on file in the Town Office. She also suggested that he acquire any other pertinent regulations including those for drug rehabilitation centers to cover all the bases. There was further discussion of the need for restrictions in order that the Town be protected. Pratt asked the Board for their input. Nancy Timko questioned the tax status of the proposed use and was assured that this would be operated "for profit" and would therefore be subject to property tax. There was discussion of private as opposed to public control. Chairman Pratt cautioned the Board to act with caution on this matter and discussed the ramifications of any decision made by the Board. The time constraint as a result of the 1987 tax sale was discussed. Page informed the Board that the airport is to be included in this proposal. When asked the number of inmates proposed Page estimated that they would start with approximately 500 with provisions made for some additional at a later date.

Chris Baker-Salmon met with the Board to discuss the conditions for surveying his property on Route 9. Pratt informed the Board

that Attorney Little feels that the plan could not be recorded without certification by a licensed surveyor. Baker-Salmon explained the proposal. He plans to swap five acres of wetland with the State of New Hampshire for a small parcel in the front of his lot. The State will survey for the subdivision but does not have a licensed surveyor on staff. He pointed out that the State records plans regularly and that he will check and see how this is accomplished. Rod Zwirner expressed his concern for the lack of public access to rivers.

David Cutter met with the Board to discuss the possibility of changing his site plan for property located on Main Street at the new Post Office. He expressed the opinion that this was a minor revision and could be accomplished without a public hearing. Cutter also referred to the argument as to whether the whole plan had been approved or if the approval had only been made for the Post Office. He stated that seven parking spaces had been removed and asked to add a one-way egress for a drive up window to serve a bank. He stated that this access could also accommodate delivery trucks and that the driveway was in existence prior to the development. The Chair stated that the Board's concern is with the proximity Summer Street. Ed Rowehl expressed his concern with the intersection of Summer Street and the location of the driveway. He expressed the concern that at some point a traffic light would be necessary. After much discussion the need for an engineer's study of the traffic flow was stated with the applicant observing that this is late in the game. Cutter argued that in his opinion the proposal had been approved in full with Rowehl expressing the opinion that the approval was for the Post Office only. The need for expert advice was noted with the Chair agreeing to contact B. G. Miller to have him review the proposal. Chairman Judith Pratt questioned Cutter about his drainage plan and referred to complaints received by the Building and Zoning Office about erosion and drainage in the area of the Post Office. Cutter expressed the opinion that this did not impinge on anyone's property but he will look into the matter. It was agreed that the Board will contact B. G. Miller, Engineer for a review of the proposal.

Ed Rowehl excused himself in the matter of the following discussion of the Great Brook Cluster Development (Cloutier), as he is an abutter. The public hearing was continued until July 26, 1990. Chairman Pratt reported that in her conversation with Attorney Silas Little she was advised that the separation of the seven plus acre parcel could be done at the same public hearing as the Cluster Development provided it is noted on the plan that this is the subdivision of two lots with a cluster development on the larger lot. Little also reminded the Board of the need for a site specific at the final phase. Pratt reported that the Sewer and Water Commissioners have looked into the matter of this proposal and will be using an engineer for the supervision and inspection of the construction. The Commissioners will be considering this matter at their Monday night meeting. It was

observed that the cluster proposal has been changed to 27 lots rather than the originally requested 28.

The review of the Subdivision Regulations was addressed. The Chair took up the matter of "Definitions" and reviewed the list to the definition for "Road".

Ed Rowehl moved to adjourn at 10:00 P.M.

Respectfully submitted,

Barbara Elia, Secretary