

Minutes of the Antrim Planning Board Meeting October 25, 1990

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; Bruce Jeffery; David Essex; Barbara Elia, Alternate, sitting for Rod Zwirner.

The Chairman opened the meeting at 7:30 P.M. Administrative Assistant, Madeleine Henley and Road Agent, Robert Varnum met with the Board to discuss road construction and other matters. The Chair opened discussion of the Great Brook Cluster Subdivision proposal. Ed Rowehl stepped down from the Board as he is an abutter. The Great Brook Cluster Subdivision public hearing was continued until November 1, 1990. The Chair reported that Robert Cloutier and his engineer, Jennifer Cole have met with the Sewer and Water Commissioners to address the concerns raised by Planning Board engineer, B.G. Miller. She also reported that she has mailed a list of questions to Miller and is waiting his reply. The Chair asked Bob Varnum for his input on the sight distance requirement for the entrance closest to Town. It was noted that entrance is not acceptable as presented and corrections should be made to improve the sight distance so that it will be in compliance. There was discussion of the private road and the work on West Street. Varnum stated that he plans to use the same ~~same~~ ^{same} method used on Gregg Lake Road and in the process he could gain one to two feet in width. He will be working with what is there and has no plans to widen the road. Varnum will measure the road to establish the width from the centerline some time next week. David Essex asked about sidewalks. Varnum raised the question of who will provide winter maintenance should they be required as the Town has no equipment for sidewalk plowing. The availability of a right of way for these sidewalks was also discussed. There was further discussion of the Developers percentage of participation in improvements with no decisions being made. The use of bonds and fees to insure that the Developer will make proper installation of the improvements was also a matter for discussion. Road Agent, Bob Varnum will contact the Sewer and Water Department to find out what they plan for improvements to the system on West Street and the timetable for same as these must be in place before he starts to work on the road. Discussion of the Great Brook (Cloutier) proposal was closed and Ed Rowehl rejoined the Board.

The Chair asked Varnum for input on the requirements for roads as part of the Subdivision Regulation. She presented a copy of the Town of Milford road requirements for the Board's consideration. There was discussion of storm drainage, layout of a road, and the possibility of charging fees for driveways. Varnum asked the Board to make an assessment of the availability of sand and gravel for future use by the Town. The need for the Town to own a source of sand and gravel was expressed by Varnum. There was further discussion of subdivisions on Class VI roads with the idea that the Town cannot force a developer to build roads better than the Town is building them. The need to get the ambiguity out

of the regulations was discussed. Ed Rowehl made reference to the Selectmen's Class VI Roads Policy. Madeleine

Henley commented that David Cutter will be meeting with the Selectmen on Monday night to discuss the return of his bond which has been posted for the post office property. She also noted that an appointment has been made for November 26 for the Chair to meet with the Selectmen for the purpose of setting a budget for 1991.

The Chair reported on a meeting at the Harris Center on Cluster Housing and the Law Lecture held at Keene Public Library on performance bonds and other security.

The minutes of October 18, were addressed. Attention was called to an error in reporting the Notice of Decision of the Antrim Board of Adjustment. A Variance was granted to David Breault not Donald Leach. Ed Rowehl moved to accept the minutes as corrected. Second Bruce Jeffery. So moved.

The Subdivision review was addressed. The Chair suggested that a provision should be made in the requirements for drawing plans or plats to include a requirement that detail be clearly drawn. The timetable for the proposal of amendments to the Antrim Zoning Ordinance for the 1991 Annual Town Meeting was addressed. David Essex noted that the proposed zoning change for the area of Nathaniel College does not include a business use. This led to discussion of the redefinition of the Highway Business District and the timetable for same. It was suggested that the Board work on a redefinition of the Route 9 district in one year and Route 202 district the next year. A review of the requirement for paving a parking lot in the Village Business District was also discussed. The Chair asked the Board to consider the feasibility of permitting cluster housing in the Rural Conservation District by Special Exception. The idea of permitting backlots so as not to increase density, a provision to allow guest cottages and the handicap law were other topics under discussion. David Essex commented on the Zoning Change for the area of North Branch including ^{NATHANIEL} Hawthorne College and Ed Rowehl reported that the Selectmen have received a petition based upon the RSA which can require that this Zoning Amendment receive a 2/3 vote in order to pass.

Motion to adjourn.

Respectfully submitted,
Barbara Elia, Secretary

Minutes of the Antrim Planning Board Meeting October 18, 1990

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

Chairman Judith Pratt opened the meeting at 7:30 P.M. Ed Rowehl stepped down for the purpose of discussion of the Great Brook Cluster Subdivision (Cloutier, etal). There was some discussion of the procedure for handling storm water drainage. The Chair pointed out that it is presently calculated on a twenty five year basis and that the Board cannot require anything more stringent than is covered by the regulation. The Chair reported that she has sent a letter to B.G.Miller relative to the Cowan and Cricenti answer to the review of the Great Brook Cluster Subdivision Plan by Miller. The Great Brook Cluster Subdivision public hearing was continued until October 25, 1990. Ed Rowehl rejoined the Board.

The Chair addressed the correspondence.

Letter from the Harris Center relative to the designation of the areas along the Contoocook and North Branch rivers. Rod Zwirner explained that the classification of rivers is in response to a request by the Legislature of the State of N.H.

Correspondence from SWRPC relative to meetings on the State Highway system. David Essex will attend one of these meetings representing the Antrim Planning Board

Board of Adjustment Notice of Hearing October 23, 1990, Variance requested by Tom Curran.

Board of Adjustment Notice of Decision.

Robert Gladding, Variance-Granted.

~~Donald Leach~~, Variance-Granted.

DAVID BEAULT

The review of the Subdivision/Site Plan Review Regulations was the next matter addressed. The Chair suggested that Selectman, Don Phelps and Water and Sewer Commissioner Bill Ruoff be given copies of the General Regulations for their review. The Chair expressed the importance of building roads in a responsible manner. Rod Zwirner raised the question of drainage onto property of another caused by the subdivision of land on a slope. There was further discussion of drainage into a brook or stream and the necessity of obtaining easements. The scale of the plan was also discussed. The requirements as they apply to the standards for a high intensity soils survey and how the soils scientists are certified were discussed. Rod Zwirner brought up the subject of the HISS numbering system and the possible use of same. The subject of whether or not to include a prohibition of subdivision of property on a Class VI Road was raised and after lengthy discussion it was agreed to delay the decision on this matter until next week, so that the Board can consider the idea.

The minutes of October 11, 1990 were addressed. Bruce Jeffery moved to approve the minutes as written. Rod Zwirner second. So moved.

The Chair suggested that the Board write a note to the Board of Selectmen to see if they anticipate widening West Street when it is rebuilt, and there was mention of the information on right of ways which was to be provided by Harry Page. David Essex reported that at his meeting with the South West Region Planning Commission the Antrim Capital Improvement Program was discussed. SWRPC would like to know the status of same and the date it was passed. They have indicated that they will provide the Board with finished copies. The Master Plan was also discussed.

Motion to adjourn.

Respectfully submitted,
Barbara Elia, Secretary