

Minutes of the Antrim Planning Board Meeting December 13, 1990

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

The Chairman opened the meeting at 7:30 P.M. and addressed the application for a subdivision by Robert A. & Wanda G. Ward. Having no additional information the hearing was continued until January 3, 1991. The Chair reported that she has talked with Board Attorney, Silas Little, who has expressed concern with the legality of the plans submitted in view of State and Town standards.

Carol Ogilvie, of Southwest Region Planning Commission met with the Board to discuss the "Existing Land Use Analysis" prepared by the Commission in the process of updating the Master Plan. She displayed a map of the Town on which the existing land uses were designated by a color code. This map and the analysis are provided to be used as tools for future planning. Ogilvie discussed the Town's lack of road frontage and the impact of development of wetlands and steep slopes on the Town's potential for growth. The lack of a Town map which designates the classification of roads was discussed. Reference was made to a map in the Town Office and the Road survey prepared by Ed Rowehl. Ogilvie suggested that a meeting with the Road Agent along with the materials available could be helpful in determining the designation of Town Roads. The fact that the Inchcape Development is not designated on the map was noted. Ogilvie also provided the Board with a map of the Village Business District showing the present land uses in that District. There was additional discussion of areas for future development, the use of old roadways and the feasibility of regaining old rights-of-way. Rod Zwirner made reference to the Harvard Study, which is called Monadnock 2000. Ogilvie stated that the next project to be undertaken by the Commission will be a development constraints map. There was further discussion of gravel pits, soils information, legal requirements, and the Master Plan. The subject of computerized mapping was raised and Ogilvie stated that the Commission will have to charge for this work as they are not fully equipped at this time. Ogilvie will arrange for another meeting with the Board sometime before the beginning of February.

Great Brook Cluster Subdivision: Ed Rowehl stepped down from the Board for the purpose of this discussion as he is an abutter. The Chair stated that in her opinion, as in any project the Applicant should have a chance to do what they want to do within reason, but they should not be allowed to interrupt the Town's plan for improvement. There were further comments to the effect that the water line will be as high as the water tower and there is little chance of any further extension of the line on this road. The Chair suggested that the developer be given 120 days in which to post the bonds after conditional approval is granted. She cautioned the Board to be reasonable but not foolish and that

a date of September 30, 1992 could be a date given for completion of the project, that is, the road and water and sewer installations. There was discussion of the time in which the State permits will be in effect and the fact that the Board Attorney feels that the Applicant could be dealing with the expiration of these permits within one year's time. The Chair took the consensus of the Board on the proposal that the Applicant be allowed 120 days from conditional approval to post bonds and that they be given until September 30, 1992 to finish the project. Bruce Jeffery, yes; Nancy Timko, yes; Rod Zwirner, yes; and David Essex, yes. There was further discussion of information required from the Sewer and Water Department. The Great Brook Subdivision public hearing was continued until January 3, 1991. Ed Rowehl rejoined the Board.

Definitions: Nancy Timko and Judith Pratt have reviewed the copy and compared it to the Regulations. The Chair asked the Board's pleasure relative to a definition for "buffer". It was established that the dictionary definition would be sufficient. The suggestion to delete the word "private" as it pertains to swimming pools was accepted by the Board. The Board also agreed to replace the word "parochial" as it appears in the Ordinance with the word "private".

Subdivision Review: The advisability of including Road Regulations and Standards and Sewer and Water Standards in the Subdivision Regulations was discussed. The Chair reported that in her conversation with Board Attorney, Silas Little he has indicated that he is not too enthusiastic about time limits and has suggested that the Board might want to discuss provisions for snowbanks. There was discussion that the closure requirements for surveys in the Subdivision Regulation might be too strict. The Chair will check with a reputable surveyor and get his input and report back to the Board.

The Chair reported that she has received an answer from the Selectmen through the Road Agent relative to the scheduling of improvements to West Street, the cost of same, and the width of the road at the entrance of the Great Brook Subdivision. She asked Ed Rowehl to remind Don Phelps of the road information that he was going to provide for the Board. The Chair made reference to the fact that the Board can waive requirements but it can't add to the requirements. There was discussion of the Special Exception granted by the Board of Adjustment to Maruzen Kenetsu Company for Hawthorne College. The point was made that a Variance goes with the land and is transferable, but a Special Exception is not transferable.

Minutes of December 6, 1990: Ed Rowehl moved to accept the minutes as presented. Rod Zwirner second. So moved.

The Chair raised the subject of the Flood Plain Regulation and cautioned the Board that it should be considered in all deliberations.

Ed Rowehl moved to adjourn. Second Bruce Jeffery. Meeting adjourned at 9:40 P.M.

Respectfully submitted,
Barbara Elia