

Minutes of the Antrim Planning Board Meeting January 3, 1991

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

The Chairman called the meeting to order at 7:30 P.M.

Robert A. & Wanda G. Ward: Continued public hearing for a two lot subdivision on Willard Pond Road. The Chair reported on her conversation with Silas Little, Board Attorney in which the rules of the New Hampshire Surveyors Board were referenced. The Chair expressed the belief that Mr. Ward, Jr. had grossly misused his permit to work in the State of New Hampshire and commented that the law gives the indication that if one is aware of a misuse of permit they should inform the Surveyors Board. As a result of conversations with Mr. Ward, the Chair expressed the opinion that there was no desire to correct the situation. David Essex asked about the legal weight of the Surveyors Association. The Chair informed him that the Association has been given authority by the State of New Hampshire, per the NH State Statutes.

Nancy Timko moved that the Planning Board not accept the application for the subdivision of lot 1174 map #3 submitted by Robert A. and Wanda G. Ward because of an inadequate survey. Furthermore, application must be made to the Town of Hancock because a portion of the land involved lies within that township.

The survey is not satisfactory for the following reasons:

1. It was not made with a transit/theodolite and EDM transverses or other methods producing equal or superior results and an unadjusted closure of 1:7500 as required under the rules adopted by the New Hampshire Land Surveyors Association.
2. The requirements of the Antrim Subdivision Regulations under paragraphs 5.02.2; 5.02.3; 5.02.5; 5.02.9; 5.02.14; 5.02.15; and 6.01.

Rod Zwirner seconded the motion. A roll call vote was called: Ed Rowehl, yes; Rod Zwirner, yes; David Essex, yes; Nancy Timko, yes; Judith Pratt, yes. The vote was unanimous. It was agreed that the Chair will seek the Attorney's advice on whether or not this should be reported to the Surveyors Board. The importance of including standards for closure in the Subdivision Regulations was discussed.

Great Brook Cluster Subdivision: Ed Rowehl stepped off the Board as he is an abutter. The public hearing was continued until January 10, 1991. The Chair reported that the Sewer and Water Commissioners will be meeting next week at which time they will be addressing what will be required by their Department. She asked the Board about the need for specific easements or if a

general easement would do. David Essex raised further questions for the need for specific easements. It was pointed out that it might be advisable to obtain easements if pipes are located on individual lots. Bonding was also discussed and it was reiterated that the pipe must be laid before the road is rebuilt. Robert Cloutier has asked to be placed on the agenda for January 17, 1991. Ed Rowehl rejoined the Board.

Amendment to the Building Code by petition: The Chair introduced a petition requesting that the ordinances of the Town of Antrim shall be amended by adding thereto the following:

Notwithstanding any provision herein to the contrary, no permit shall be required for any construction, reconstruction, repair, alteration or similar activity, if the reasonable cost to complete such activity shall be One Thousand Dollars (\$1000.00) or less.

After some discussion a public hearing on the amendment was scheduled for January 24, 1991.

Correspondence: Notice of Public Hearing on the Contoocook River at 7:00 P.M. on January 29 at Conval in Peterborough and on January 31 in Henniker. Dues assessment of \$2540.00 for the Southwest Region Planning Commission. The consensus of the Board was to pay the dues for 1991.

Minutes of December 13, 1990: Ed Rowehl made a suggestion that the wording in paragraph three on page two as it pertains to requirements for closure, be amended to read: "There was discussion that the closure requirements for surveys in the Subdivision Regulation might be too strict." Rowehl made an additional suggestion that the wording in paragraph 4 on page two as it pertains to waiving requirements, be amended to read: "The Chair made reference to the fact that the Board can waive requirements but it cannot add to requirements. Rod Zwirner moved to accept the minutes as corrected. David Essex second. So moved.

The Chair asked Ed Rowehl to step down as she had additional information in the matter of the Great Brook Subdivision, namely a letter from Cowan & Cricenti, Engineers for the Developer. The engineer has submitted a design for the road entrance for which she provides for three foot snowbanks not four foot snowbanks as requested. After consultation with Road Agent, Bob Varnum it has been determined that he is satisfied as there are some limitations due to the nature of West Street. Ed Rowehl rejoined the Board.

Subdivision Regulations: The Chair raised the subject of a General Easement to be included in the Subdivision Regulations and read a sample easement suggested by Harry Page. There was discussion of the procedure for recording plats and comments on a suggestion that a provision that an approved plat be recorded

within thirty days of approval or it will be null and void. The Chair asked the Board to consider these points which will be discussed at a later date.

David Essex asked the Board's advice on the need for a Special Exception for a situation which exists on his property. After some discussion it was determined that this situation has existed for some time and is in effect grandfathered.

Nancy Timko moved for adjournment. Ed Rowehl second. Meeting adjourned at 9:00 P.M.

Respectfully submitted,  
Barbara Elia, Secretary