

Minutes of the Antrim Planning Board Meeting January 17, 1991

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

The Chairman opened the meeting at 7:30 P.M. and introduced the Board.

Great Brook Subdivision: Robert Cloutier and Normand LaPlante were present to discuss the status of the aforementioned subdivision. Ed Rowehl stepped down for the purpose of this discussion as he is an abutter. The Chair supplied the developers with a copy of the text of a letter to the Planning Board, composed by the Water and Sewer Commissioners (copy attached), in which they outlined the conditions under which they will approve the proposed plans and specifications for the Great Brook Subdivision Sewer and Water system. The Chair called the developer's attention to item 8 on page 2 and explained that this was a fixed fee. She expressed the Commissioners concern that what was previously discussed was not adequate. After some discussion the Chair suggested that the developers consult with the Commissioners for a more detailed explanation. There was some disagreement on the provision that the work start within one year and be completed within two years. The Chair suggested that this also be taken up with the Commissioners. The next item addressed was a list of items, compiled by the Chair, which she feels should be addressed before approval can be granted. (copy attached) Mr. LaPlante suggested that the points be addressed one at a time. It was determined that some of the items have already been done, but the Chair expressed the need for all easements to be clearly defined and Mr. LaPlante asked that the Board Attorney be asked to consult with the Subdividers Attorney in the matter of easements. To a request from the Board for a fifteen foot easement located in the greenspace on West Street Mr. LaPlante also suggested that this be discussed by the attorneys. Mr. Cloutier expressed some confusion with the process of the subdivision of the whole parcel into two lots and the further subdivision of the larger lot into the cluster development. After further argument the addition of a note to the plan relative to no further development of the openspace was also discussed. The Applicants discussed the possibility of obtaining approval of the proposal subject to bonding and the Chair agreed that the Board can grant "Conditional Approval". There were questions raised relative to the possibility of the reduction of the bond as the work progresses and the Chair agreed to contact Board Attorney, Silas Little to arrange for a meeting between him and the Developer's Attorney. The public hearing was continued until January 23, 1991 and the Applicants extended the waiver of the time limit for action by the Board until March 21, 1991. There was further discussion of an approval with a time limit and the authority of the Board in these matters. Ed Rowehl rejoined the Board.

Zoning Changes: There was discussion of the Article presented

by petition and the Board's responsibility in this matter. It was established that the Board should hold a public hearing on this matter, scheduled for January 23, 1991, after which it will be included in the ballot to be voted at the March Town Meeting. The Chair requested a motion to post the amendments to the Zoning Ordinance. Ed Rowehl moved to post the amendments to the Zoning Ordinance. Second Rod Zwirner. So moved unanimously. Amendments posted January 17, 1991.

Minutes of the January 10, 1991 meeting were addressed. Ed Rowehl moved the minutes as presented. David Essex second. So moved.

David Essex pointed out that due to the resignation of Administrative Assistant, Madeleine Henley, the Town of Antrim is lacking one representative to the Southwest Region Planning Commission. He asked the Board to consider whether or not they have any suggestions for filling this position. No action taken.

Rod Zwirner made a motion to adjourn. Nancy Timko second. Meeting adjourned at 9:00 P.M.

Respectfully submitted,
Barbara Elia, Secretary

ANTRIM SEWER & WATER DEPARTMENT
PO BOX 517
ANTRIM, NEW HAMPSHIRE 03440

January 16, 1991

Antrim Planning Board
Town Office Building
Antrim, New Hampshire 03440

Subject: Cloutier Subdivision Great Brook Subdivision
Sewer and Water System.

Dear Members:

The Antrim Sewer & Water Commissioners will approve the proposed plans and specifications for the Great Brook Subdivision sewer and water system based on the following agreements and conditions.

SEWER

1. That the sewer system design including all revisions has been reviewed and approved by the Department of Environmental Services Water Supply and Pollution Control Division.
2. That the New Hampshire Wetlands Board has been contacted with regards to the Slaughter Barn Brook sewer force main crossing and has indicated that an approval and permit can be obtained for the construction of the sewer force main across the brook.
3. That the piping on the outlet side of pump station no.2 will be 4" class 52 ductile iron mechanical joint and or ball and socket pipe. The pipe will be constructed from the outlet of the pump station to a point 20' beyond the top of the embankment of Slaughter Barn Brook at which point there will be a transition to 4" PVC SDR 26 pipe.
4. That the construction of the sewer force main would be in as straight a line as possible with minimal direction changes. That a minimum clearance between sewer force main and sewer manholes will be 1'-0" and a minimum of 3'-9" between force main and gravity sewer.
5. That a minimum of 5'-0" of cover will be maintained over the cross country sewer force main and that a minimum of 6'-0" of cover will be maintained when the sewer force main is under pavement.

6. That the easements for the cross country sewer and pump station be forwarded to the Commissioners 60 days prior to construction for the Commissioners review and approval.

7. That construction would commence within one year from the date of this approval and be completed within two years of the start date.

8. That the Principals of the Great Brook Subdivision would pay in advance prior to construction a sum of \$6000/year maintenance fee to maintain the sewage pump station system until final completion and acceptance of the Subdivision by the Town.

9. That proper and timely notification be given to Mr. John Osborne's office when construction is scheduled to begin, for any construction meetings and when leakage tests and/or other testing is being conducted.

WATER:

1. That the water system design including all revisions has been reviewed and approved by the Department of Environmental Services, Water Supply Engineering Bureau Division.

2. That the construction of the water system shall be in accordance with New Hampshire Water Supply and Pollution Control Division Regulations.

3. That the disinfection and pressure testing of the water lines shall meet current AWWA Standards.

4. That all tees, bends and hydrants shall be provided with adequate 3000psi concrete thrust-blocking.

5. That separation of water and sewer lines shall conform to New Hampshire Water Supply and Pollution Control Division design standards.

6. That the water main extensions at the intersection of West Street and the new subdivision road, and Station 23+00 would terminate with an 8" MJ gate valve, a full length of 8" class 50 ductile iron pipe, 8" plug with 2" tap and 2" blow off.

7. That the water main would be so constructed off edge of pavement in the shoulder of the right-of-way in a location that would facilitate easy access in the future for repair and/or service connections.

8. That the water lines be constructed in such a way to maintain 5'-0" minimum cover, and where the minimum cannot

be obtained that the water line would be insulated until 5'-0" of cover can be obtained.

9. That the minimum clearance of 1'-0" will be maintained when the water main crosses the storm drainage lines. There will also be a need to insulate the water main at these locations for a distance 5'-0" on either side of the center line of the drain, but no less than 10'-0" of total insulation length.

10. All hydrants shall be of the make and model specified by the Antrim Water Department. That all hydrants will be rodded to the 6" gate valve and that the gate valve will be rodded to the tee at the main. Crushed stone shall be placed around each hydrant such that the hydrant will drain promptly after each use, even during normal conditions of high ground water level.

11. That all residential service lines for this subdivision will be 3/4" type K copper from the corporation at the main to the meter at the house.

12. That the principals of the Great Brook Subdivision agree to furnish and install approximately 700 lineal feet of 8" ductile iron water main from the intersection of Hilton Avenue and West Street, westerly along West Street to connect with the existing 8" main at the top of Slaughter Barn Hill. Further, to furnish and install additional 8" ductile iron water main as required to run from the western end of the existing water system at the intersection of Beaver Dam Road and West Street westerly along West Street to the new road into the proposed development.

13. That construction would commence within one year from date of this approval and be completed within two years of the date started.

GENERAL:

1. That a pre-construction meeting be held 10 working days prior to commencing construction with all appropriate personnel to review plans and schedules. Also that site contractors and appropriate personnel would hold meetings to review current and proposed construction schedules.

2. That the principals of the Great Brook Subdivision post a bond to cover the cost of the sewer and water system in the amount of \$402,825.00.

When the development is approved and work is begun on the project Antrim Sewer and Water Department would require that all work on the water and sewer system be done under the direction of a qualified engineer, approved by the Commissioners, to assure that all work is completed in accordance with the specifications.

Upon completion of the project, complete and accurate "as built" drawings shall be supplied to the Antrim Sewer and Water Department. The principals of the Great Brook Subdivision will be required to bear all costs associated with this service to the Antrim Sewer and Water Departments.

All work and equipment should be warranted for a period of not less than one year from the time the project is formally turned over to the Town.

Eric Tenney

Benjamin Pratt

William Ruoff
Sewer and Water Commissioners
Antrim, New Hampshire

cc: Antrim Board of Selectmen
Silas Little, Planning Board Attorney
Great Brook Subdivision--Robert Cloutier,
Kenneth Cloutier and Normand LaPlante

GREAT BRACK SUBDIVISION		UNIT	TOTAL
SEWER			
1.	2600 LFT FURNISH, EXCAVATE & LAY 8" SDR 35 SEWER	\$ 25	\$ 65000
2.	1800 LFT FURNISH, EXCAVATE & LAY 6" SDR 26 SEWER	\$ 22	\$ 39600
3.	800 LFT FURNISH, EXCAVATE & LAY 4" SDR 35 SEWER	\$ 20	\$ 16000
4.	400 LFT FURNISH, EXCAVATE & LAY 4" SDR 26 SEWER	\$ 21	\$ 8400
5.	22 SEWER MAN HOLES FURNISH & INSTALL	\$ 2200	\$ 48400
6.	2 SEWAGE PUMP STATIONS FURNISH & INSTALL	\$ 25000	\$ 50000
7.	SEWER SLAUGHTER BURN BROOK CROSSING	\$ 10000	\$ 10000
8.	250 CU YDS LEDGE REMOVAL	\$ 65	\$ 16250
9.	1100 LFT LANDSCAPE RESTORATION	\$ 950	\$ 10450
10.	200 LFT DRIVEWAY RESTORATION HILTON AVE	\$ 750	\$ 1500
			\$ 265600

GREAT BRIDGE SUBDIVISION

1 UNIT

2 TOTAL

WATER

1. 2500 LFT FURNISH, EXCAVATE & LAY 8" DI. CL 50 PPE

\$ 22.50 * 56250

2. 3 FURNISH & INSTALL 8" GATE VALVES

800 * 2400

3. 6 FURNISH & INSTALL 6" HYDRANTS

* 2000 * 12000

4. 28 FURNISH & INSTALL 3/4" TYPE K COPPER SERVICE ENT

* 600 * 16800

5. 2 FURNISH & INSTALL 2" TYPE K COPPER BLOW OFFS

* 750 * 1500

6. 75 CU YD LEDGE REMOVAL

* 65 * 4875

7. 700 LFT MAIN EXTENSION WEST STREET

* 33400 * 33400

\$ 127225

GREAT BROOK SUBDIVISION		UNIT	TOTAL
WATER WEST STREET.			
1.	700 LF FURNISH, EXCAVATE & LAY 8" DI CL 50 PIPE	2250	15750
2.	1 TIE IN TO EXISTING SYSTEM CUT OUT 90° ELBOW AND INSTALL TEE, FURNISH, EXCAVATE AND INSTALL	\$ 3500	\$ 3500
3.	WATER SLAUGHTER BARN BROOK CROSSING	\$ 7500	\$ 7500
4.	700 LF LANDSCAPE RESTORATION	\$ 950	\$ 6650
			\$ 33400
	PROJECT SUPERVISION SERVICES AND INSPECTION	10000	10000

ANTRIM PLANNING BOARD
PO BOX 517
ANTRIM, NEW HAMPSHIRE 03440

January 16, 1990

Re: Great Brook Subdivision--Robert Cloutier, Kenneth Cloutier
and Normand LaPlante. Planning Board File No. 9003

Final engineering plans must have correction block showing
specific changes and date of change.

The specifications on plans must agree with what is shown on
plans. These plans will be reviewed by the Sewer and Water
Commissioners.

All easements for sewer and water installations shall be
accurately described as on plan. If changes are made in the
location of pipe during construction the easement shall be ten
(10) feet on either side of the pipe and these changes shall be
recorded in the Registry of Deeds. Easements and dedication of
road can be in one document. An easement for pumping station
must be shown on lot 1C/610-27.

Drainage easement on lot 1C/610-14 shall go to rear lot line.

An easement for swale to brook on lot 1C/610-28. This swale must
be protected with stone if drainage will be more than sheet
drainage.

Easement of fifteen (15) feet on NE side of West Street in
greenspace below entrance and lot 1C/610-28.

EASEMENTS:

Sewer and Water:

- Pumping station lot 1C/610-28
- Pipe between lots 1C/610-2 and 1C/610-3
- Pipe and pumping station lot 1C/610-28.

Drainage:

- Between lot 1C/610-27 & 1C/1182 and greenspace.
- Lot 1C/610-27 and greenspace.
- Lots 1C/610-19 & 1C/610-22 & greenspace.
- Lots 1C/610-11 & 1C/610-14.

Greenspace and lot 1C/610-28.

Fill and slope easement on lots 1C/610-1, 1C/610-2, 1C/610-5, 1C/610-11, 1C/610-13, 1C/610-14, 1C/610-15, 1C/610-16, 1C/610-23, 1C/610-24, 1C/610-26.

Correction block on surveyors plans to show changes in lots and drainage and date of change.

Separate lot numbers for greenspace.

Property line between cluster development and lot 1C/610-28.

NOTES ON PLAN:

Subdivision of lot 1C/610 into lots and and the further subdivision of lot into a cluster development.

Open space shall not be used for any purpose except as allowed in Article XIV, Section A-16-c-4 of the Antrim Zoning Ordinance in accordance with the permission granted by the Town of Antrim and no changes shall be made in its use without written permission by the Town of Antrim.

No building permits shall be issued until the water and sewer has been supplied to the lot.

Foundation drains from lots 1C/610-1 and 1C/610-5 must drain into road drainage system and no increase in drainage must occur onto lot 1C/94.

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BONDING:

Road	\$246,253.	
Inspection 3%	7,388.	
Eng. & Legal 5%	12,313.	\$265,954.
Sewer	265,600.	
Inspection 3%	7,968.	
Eng. & Legal 5%	13,280.	286,848.
Water in project	93,825.	
Inspection 3%	2,815.	
Eng. & Legal 5%	4,691.	101,331.
West Street Pipe	33,400.	- Escrow Account
Inspection 3%	1,000.	
Eng. & Legal 5%	1,670.	36,070.
Pipe from main to project	4,800.	
Inspection 3%	144.	
Eng. & Legal 5%	240.	5,184.
Upgrading of West Street	15,600.	- Escrow Account
26% of \$60,000.		
Cost of Monuments		
Sewer Maintenance	6,000	- up front
	6,000	- on bond