

Minutes of the Antrim Planning Board Meeting February 21, 1991

Present: Judith Pratt, Chairman; Ed Rowehl, ex officio; David Essex; Barbara Elia, Alternate sitting for Nancy Timko. Marie Slugaski, Alternate arrived at 8:25 P.M. and sat in for Rod Zwirner for the rest of the meeting.

The chairman opened the meeting at 7:30 P.M. and introduced Carol Ogilvie of the Southwest Region Planning Commission. She reported the status of the plans for Route 9 and took the Board's copy of the updated Land Use Map with her for the purpose of duplicating it for the Route 9 study. She presented the Board with a copy of a soils map which the commission plans to overlay on the property base line map. The Board reviewed and discussed the Land Use Map at length which lead to discussion of the law as it applies to the requirements for the establishment of a grandfathered status for existing gravel pits. The need for the notification of the owner of such pits in order that they might establish such a status was the subject of further discussion. The Chair suggested that the Board hold an informational meeting to inform the public of the changes in the law. Ogilvie stated that the Board is not obligated to hold such a meeting but it could be useful to aid in establishing the location and size of these pits and how much material has been removed and how much remains. She stated that if the owners do not comply with the requirements for establishing a grandfathered status they cannot operate, in which case they will have to acquire the same permit that a new operation will require. The Chair observed that the Board should plan to hold a meeting with the Conservation Commission at some point and that some work will have to be done on the Master Plan. Reference was made to a publication on excavations provided by Southwest Region Planning Commission and it was recommended that the Road Agent be consulted as to the location of active pits. It was reiterated that the Board should hold an informational meeting on the subject of earth excavations. Comments were made on rezoning by lot line and the use of the soils map in this process. The Chair thanked Ms Ogilvie and informed her that the Board will make copy of the revised Subdivision Regulations available to the Commission for its review before adoption of same.

Great Brook Cluster Subdivision: Ed Rowehl stepped down from the Board as he is an abutter. The public hearing was continued until February 28, 1991. The Chair observed that the Board has held a public hearing at every meeting since the acceptance of the application for this subdivision on June 14, 1990. The Chair also reported that Silas Little, Board Attorney, has just received the revised plans for this project and will have something in writing by next week and when the time comes he will compose an agreement to accompany the conditional approval. She cited the need for a provision to dispose of waste materials, (stumpage and ledge) which should not be disposed of in the area of greenspace. The Chair will ask either B.G.Miller or Bill Ruoff if there is any provision on the plan for the disposal of

these materials. At this point the Chair stressed the need for secretarial support for the Board and made the argument for budget support by increasing fees thus increasing revenues. Ed Rowehl rejoined the Board.

Fee Schedule: The Chair presented a proposal to amend the Fee Schedule in order to raise revenues to support the activities of the Planning Board. Ed Rowehl suggested that reference to "advertising" be changed to "public notice" and that the words "of any part thereof" follow \$100/500 ft as it is referenced in Additional Fees for Projects Involving Public Improvements. There was further discussion of the fees as they relate to other costs of development and Ed Rowehl explained that any income generated goes into the General Fund. The Chair expressed the need for the Board to recover all costs of publication, any administrative copies and any leftover copies of any ordinance adopted by the Board. David Essex moved to adopt the Fee Schedule. Marie Slugaski second. So moved unanimous.

The Board discussed the budget for year 1991 and comments were made relative to the budget hearing and candidates night to be held by the Selectmen on Monday February 25, 1991.

The subject of the Transportation Committee's request for an additional member was raised. David Essex, the Board's representative to SWRPC pointed out that the person does not need to be an engineer and that the meetings are almost always on a weekday. There was discussion of the proposed Hillsboro by-pass. The Chair called the Board's attention to a meeting scheduled Wednesday night at 7:00 P.M. at the Town Hall. The subject will be the North Branch River as part of the Contoocook Greenway Committee Study.

Harry Page: Public hearing for a proposed two lot subdivision scheduled for February 28, 1991 was discussed.

Minutes of February 7, 1991 were addressed. Ed Rowehl moved to accept the minutes of February 7, 1991. David Essex second. So moved.

David Essex moved to adjourn. Second Edwin Rowehl. So moved.

Respectfully Submitted,
Barbara Elia, Secretary