

Minutes of the Antrim Planning Board Meeting February 28, 1991

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; Nancy Timko; David Essex; Marie Slugaski, Alternate. Rod Zwirner joined the Board at 8:25 P.M.

The Chairman opened the meeting at 7:30 P.M. and introduced the Board: Edwin Rowehl, Nancy Timko, David Essex, Marie Slugaski, and Judith Pratt, Chairman.

Harry E. Page: Public Hearing for the subdivision of lot #1270 Map #5, 6.38 acres, into two lots. Lot #1 3.17 acres and lot #2 3.21 acres. The Board reviewed the plans. Subdivision approval from the State of New Hampshire WSPCD is not available but application has been made and the applicant hopes to have it within a short time. The applicant has indicated the required area of 65,000 square feet of non group 5 and non group 6 soils on each lot. It was determined that there is more road frontage than required for these lots and the Applicant has consulted with the Road Agent who has agreed that there is ample sight distance for a driveway for each lot. The Chair referred to a letter from abutter Richard Houston who wrote in favor of this proposal. There was no testimony against the proposal. It was determined that the Board considers a mylar without the contours indicated on it sufficient for recording. Edwin Rowehl moved to accept the completed application of Harry E. Page for the subdivision of lot #1270 map #5 into two lots. Marie Slugaski second. The vote: Edwin Rowehl, yes; Marie Slugaski, yes; Nancy Timko, yes; David Essex, yes. So moved unanimously. David Essex moved to approve the subdivision of lot #1270 map #5 into two lots, lot #1 3.17 acres and lot #2 3.21 acres, contingent upon State of New Hampshire WSPCD approval and the presentation of the mylar. Nancy Timko, second. The vote: Edwin Rowehl, yes; Marie Slugaski, yes; Nancy Timko, yes; David Essex, yes. So moved unanimously.

Shoreland Protection Act: Harry Page presented a copy of this proposal which opened discussion of the requirements for the management of property abutting brooks, rivers and streams including regulations for cutting trees and the disturbance of the land. Page stated that hearings are being held on this proposal which he plans to attend.

Planning Board Budget: The Chair reported that the Board has been assured that secretarial support will be available to the Board at the same level as 1990. This was made clear to her by the Selectmen and the Budget Committee at the budget hearing held February 25, 1991. She called the Board's attention to the fact that the budget suggested by the Selectmen and the Budget Committee for year 1991 appears to be inadequate for the normal operation of the Board. She commented on the need for publication of the Subdivision Regulations and Zoning Ordinance and the fact that there is no way of knowing whether or not there will be less activity in 1991 in regard to public hearings for

subdivisions etc. It was agreed that The Chairman will meet with the Selectmen on Monday March 4, 1991 and inform them of the Board's concern for the adequacy of the proposed 1991 budget. Nancy Timko volunteered to accompany Chairman Pratt.

Touchwood Corporation: A copy of a letter from the Valley Bank indicating the reduction of the Bond for the property where the post office is located on Main Street Planning Board File No. 89002, was reviewed by the Board. The bond has been reduced to \$8000. and may be called November 2, 1991.

Transportation Committee: The Chair suggested Hugh Giffin, candidate for Planning Board for the vacant slot on the Transportation Committee. This will be considered after elections.

Subdivision Regulations: The Chair reported that the Subdivision Regulations are basically complete except for the General Regulations. She distributed copies of proposed changes for the Board's review. There was a suggestion for a change in the surveying requirements which more closely followed the State requirements. She suggested that the Board ask local surveyors Donald Mellen and Dennis McKenney for their input in this matter. She also suggested that if all details cannot be shown the plan be drawn at a greater scale. Other points raised were the requirement for a circulation plan for major subdivisions, easements for public utilities and a note on the plan for a general road easement for abutting roads. There was some discussion about the effect this type of easement on the size of the abutting lot. It was determined that the size of the lot would have to be addressed in the Zoning Ordinance. It was suggested that the requirements for a Site Specific permit be changed per a suggestion from Board Attorney, Silas Little. Submission requirements for Home Occupations and Change of Use and checklists for same were also the subject for discussion. It was suggested that the requirement for recording of the plat be amended to include "the surveyor or his designated agent" and that an easement for the future widening of the road be included on the final plan.

Great Brook Subdivision: Ed Rowehl stepped down from the Board as he is an abutter to the proposed development. The public hearing was continued until March 7, 1991. The Chair presented the Board with draft copies of a proposed agreement to protect the Town provided by Board Attorney, Silas Little. Comments were made on item #8 disturbance of open space this pertains to the disposal of stumpage and ledge. The area of greenspace should not be used for the disposal of this material. Questions were raised about the following: Including inspection fees in the bond, a figure for monumentation, escrow for the upgrading of West Street and sewer maintenance, and inspection by a municipal engineer. The timing for the execution of the agreement was also discussed at length. The idea that it be computed from the date of the execution of the agreement was also discussed. It was

proposed that the term of the bond should be 38 months. Other recommendations were made namely a requirement for as built plans, remedies, the agreement should be modified to include the requirements for water and sewer, and a requirement for specific easements to go with each lot. It was agreed that the Chair will consult with Silas Little to get a list of the final requirements among which will be a figure for monumentation, notes for the mylar and easements. The Chair asked the Board to review the draft submitted by Silas Little. Ed Rowehl rejoined the Board.

Organizational Meeting: The Chair suggested that an organizational meeting be held on March 21, 1991 before the meeting with the Great Brook principals. She suggested that the new members conduct the meeting for the purpose of electing a Chairman.

Marie Slugaski requested that the Board consider her for the position of Alternate when the new Board convenes. So noted.

David Essex commented on the amendments to the Zoning Ordinance proposed for the March 12, 1991 Town Meeting.

Eufrazio Volpe: Application for Site Plan Review for a Home Based Business to be located on his property on Elm Street. Public Hearing scheduled for March 28, 1991.

Minutes of February 21, 1991 were addressed. A grammatical error was noted on page two as it relates to the additional member to the Transportation Committee. Nancy Timko moved to accept the minutes as corrected. Rod Zwirner second. So moved.

Ed Rowehl made the motion to adjourn. David Essex second. So moved. Meeting adjourned at 9:45 P.M.

Respectfully submitted,  
Barbara Elia, Secretary