

Minutes of the Antrim Planning Board Meeting March 7, 1991

Present: Judith Pratt, Chairman; Ed Rowehl, ex officio; David Essex; Rod Zwirner; Barbara Elia, Alternate.

The Chairman opened the meeting at 7:30 P.M. on March 7, 1991. The meeting of March 14, 1991 was canceled because of conflict with Town Meeting. The next regular meeting will be March 21, 1991.

Richard Winslow of Smith Road to present a plan for the relocation of Smith Road as it passes by the property of Edward Winslow. Mr. Winslow proposes this change to straighten a bad curve which occurs in the front of this property. It was reported that Road Agent, Robert Varnum is aware of the Winslow's proposal and agrees providing that it will not cost any more than what is already allocated for the improvement of Smith Road. The Winslows have agreed to pay the cost overrun. It was agreed that this would require a subdivision and an annexation. The deeding of the right-of-way can be done at Town Meeting. Mr. Winslow will consult a surveyor and get back to the Board.

Great Brook Cluster Subdivision: Ed Rowehl stepped down for the purpose of this discussion. The Chair reported that she has been trying to tie things together in preparation for the decision of the Board. She has talked to Board Attorney, Silas Little and has been informed that all of the requirements made by the Sewer and Water Department must appear either on the engineering plan or the final agreement. The Chair addressed the matter of bonding which will cover construction, inspection, engineering and legal expenses. The construction bond will be used if construction is not completed, the inspection bond will be in an escrow account so that it can be drawn against. Engineering and legal bonding is required in the event there are some questions that need to be addressed at the conclusion of the project. The developer will also have to provide a figure for monumentation and the revised plans before a decision can be made. Chairman Pratt also reported that Board Attorney, Silas Little has consulted with the Developers' Attorney but Little has not received the easements for his review. There was further discussion of the requirements for the removal of stumpage and ledge with the observation being made that ledge could be used for fill. The Chair reported that she has talked to Engineer, B.G. Miller and has a call in to Bob Varnum, Road Agent to get his input on the matter. The form that the motion should take was also discussed. The Great Brook Cluster Subdivision Public Hearing was continued until March 21, 1991 at which time the Developers Robert Cloutier, Kenneth Cloutier and Normand LaPlante are scheduled to appear before the Board. Ed Rowehl rejoined the Board.

Harry Page appeared before the Board to discuss the Rivers Protection Act and his feelings on the impact that this might have on the management of property along brooks, streams and

rivers in the State of New Hampshire. There was some discussion of the effects of hydro plants along the waterways and the designation of properties along these rivers.

The Chair reported on the status of the Subdivision Regulation review and suggested that she ask Nancy Timko to help her comply with a request for information from SWRPC. She also commented on the need for the new Board to establish some by-laws after the organization of the newly elected Board.

Minutes of February 28, 1991. Rod Zwirner moved to accept the minutes as printed. David Essex second. So moved.

David Essex made the motion to adjourn. Rod Zwirner second. Meeting adjourned at 8:55 P.M.

Respectfully submitted,
Barbara Elia, Secretary