

Minutes of the Antrim Planning Board Meeting March 21, 1991

Present: Nancy Timko; Hugh Giffin; Judith Pratt; Rod Zwirner and Ed Rowehl, ex officio. David Essex joined the Board at 8:00 P.M. and Nancy Timko left at 8:00 P.M.

Before the Meeting Rodman Zwirner, elected for a two year term at the 1991 Town Meeting, was sworn in by Selectmen Edwin Rowehl.

Judith Pratt opened the first meeting of the Antrim Planning Board, elected for the year 1991/92. She asked Hugh Giffin to Chair the meeting for the purpose of the election of officers. Rod Zwirner nominated Judith Pratt for Chairman for the ensuing year. Judith Pratt suggested that Nancy Timko be nominated to share responsibilities as Vice Chairman. Rod Zwirner amended the motion to nominate Judith Pratt as Chairman and Nancy Timko as Vice-Chairman. Ed Rowehl second. So moved unanimously. The Chair opened the nominations for Alternates to the Board. Nancy Timko moved that Marie Slugaski be nominated as an Alternate to the Planning Board. Hugh Giffin second. So moved unanimously. Ed Rowehl nominated Barbara Elia as Alternate to the Planning Board. Rod Zwirner second. So moved unanimously. Selectman Ed Rowehl swore Marie Slugaski and Barbara Elia in as Alternates to the Planning Board for the ensuing year, after which he left the meeting.

Great Brook Subdivision: The Chair provided the Board with a list of points that should be addressed before the Board deliberates on the conditional approval for this proposal. The principals of this development were scheduled to meet with the Board but no one attended this meeting. There was some discussion of the proposed sidewalks and the feasibility of the enforcement of this requirement. It was observed that they could become sidewalks to nowhere. There was discussion of item #5 especially the methods used for stump removal and the disposal of same. The fact that the Developers were not in attendance at this meeting was discussed and the Chair suggested that the Developer provide the Board with a progress report within two weeks. The start up date was also discussed and the Chair stressed the fact that the water pipe should be in place before West Street is upgraded. Hugh Giffin asked about the requirements for the pipe and the Chair explained the conditions. At 8:00 P.M. Nancy Timko left the meeting and David Essex joined the Board. Alternate, Marie Slugaski sat in for Nancy Timko. There was some discussion of the procedure for signing the mylar. The Chair stressed the fact that the mylar should not be signed before the bonds are posted. It was agreed that the list will be mailed to Robert Cloutier for Great Brook Cluster Subdivision with a letter asking the Developers to meet with the Board on April 4, 1991 at 7:30 P.M. The Great Brook Cluster Subdivision Public Hearing was continued until March 28, 1991. The Chair will send a letter asking the developer to appear and sign an extension to the waiver and to provide the Board with a progress

report by April 4, 1991. There were comments on the Great Brook Articles of Agreement with it noted that they are vague.

Correspondence: Meeting at Harris Center April 6
Annual Meeting Hillsborough County Conservation
Commission March 27, 1991

The Chair expressed the need for the Board to create by-laws. Hugh Giffin raised the question of the role of the Alternate in relationship to the Planning Board. The Chair announced that she has given a copy of the proposed subdivision rules as they apply to surveyors to Dennis McKenney for his review. David Essex reported on the Hillsboro by-pass proposed for Route 9. The Chair spoke to the need for a member to the Transportation Committee. There was further discussion of development in the Highway business district. There was discussion of the land use map prepared by SWRPC. David Essex expressed the opinion that strip development could present aesthetic problems along with the traffic problems. Hugh Giffin raised the possibility of a road being built along the boundary for the buffer strip, and it was observed that this is not addressed in the Zoning Ordinance. The setback requirements are for buildings not for roads. Giffin spoke to the need for water and sewer, good access, and adequate power to encourage industry in the Highway Business District.

Richard Winslow, Dennis McKenney and Road Agent Robert Varnum met with the Board to discuss changes proposed for the layout of Smith Road when the Road Agent undertakes improvement of same this year. The plan is to locate the road across the Winslows' property thus correcting a bad curve and providing the Winslows' with improved frontage for their property. Mr. Winslow assured the Board that the road will be built to Town specifications and that they will pay the cost of relocating the road less the amount that the Town estimates as the cost of improving the existing road. (approximately \$30,000. Town/\$38,000. the Winslows) Winslow stated that the contractor, Smith Harriman, would like to cut brush and has suggested that the road be built then surveyed after construction in case there was a problem with ledge which would entail the relocation of the previously laid out road. The question of the grade at the location of Miltmore Road was raised by Hugh Giffin. Bob Varnum explained that he has applied for a grant to improve this situation and assured the Board that the new road will be built to Town specifications. Varnum stressed the need for the improvement to be started as soon as possible so that it will be ready for surfacing when the rest of the road is completed. Varnum also stressed that safety is a factor in this proposal. The consensus of the Board was that the proposal is a good idea. It was suggested that Mr. Winslow check with his abutters for their opinion. It was agreed that this will be a reasonable approach. Dennis McKenney pointed out the three procedures that can be followed for the laying out of roads:

1. Selectmen have the power to layout a road.

2. By prescription, over time it develops into a public way.
3. By survey and deed.

Hugh Giffin moved that the Chair consult with the Selectmen and Attorney Silas Little and get back to Mr. Winslow. Second Rod Zwirner. So moved unanimously.

Dennis McKenney commented on section of the proposed subdivision regulations which apply to surveying and surveyors. He observed that technically the Town should be provided with a copy of any survey done in the Town and that it is good for the Town Regulation to tie into the State Minimum Standards. He also contributed that a Licensed Engineer and a Land Surveyor are not the same thing. Reference should be made to: "minimum adjusted linear area of closure", and he suggested that the Board keep in mind that it can waive precision standards. These can be waived down to State standards. He also commented on the standards for recording plats and there was some discussion as to the advisability of the Board recording the plat as opposed to the surveyor recording the plat.

The Chair opened discussion of Article #3 of the 1991 Town Warrant, approved by a vote of the Town on March 12, 1991. This Article determines that a building permit is not need for construction valued at \$1000. or less. The Chair has consulted with the Board Attorney, Silas Little about the Board's concerns that no reference is made to the Zoning Ordinance, the building code or what determines the value of \$1000. She has also talked to the attorney concerning the Great Brook proposal as it relates to, bonding, escrow amounts, permits, sewer and water requirements, by-laws and open space as it relates to disposal of materials. The Board reviewed the By-laws for the Great Brook Development. There was some discussion of the length of time the by-laws will be in effect and it was also noted that the Association cannot put a clause in the contract that violates the Zoning Ordinance. It was observed that there should be a note on the plan incorporating the agreement. The Chair asked the Board to compile their concerns to be discussed at the next meeting, March 28, 1991. Rod Zwirner announced that he will not be able to attend that meeting. Hugh Giffin announced that he will be out of town April 4.

The minutes of the meeting March 7, 1991 were addressed. David Essex moved to approve the minutes as corrected. Rod Zwirner second. So moved.

Meeting adjourned at 10:00 P.M.

Respectfully submitted,
Barbara Elia, Secretary