

Minutes of the Antrim Planning Board Meeting April 18, 1991.

Present: Judith Pratt, Chairman; Nancy Timko, Vice Chairman; Edwin Rowehl, ex officio; Thelma Nichols; Hugh Giffin; Rod Zwirner.

The Chairman opened the meeting at 7:30 P.M. and addressed the correspondence. A notice from the Selectmen relative to purchase orders. A notice from the Selectmen relative to the use of Town Counsel, this notice advised Town Board Members and Committee Members to make use of the services provided by the NHMA and the OSP before consulting with Counsel. Selectman Ed Rowehl advised the Board that this notice was not aimed at the Planning Board but other groups have been using the Town Attorney very casually. At this point the Chair agreed that NHMA and OSP should be used more frequently and suggested that the Board review the fee schedule because of the additional legal expenses incurred in the more complicated cases. Hugh Giffin referred to the establishment of guidelines for future Boards. Chairman Pratt also called the Board's attention to the Notice of Annual Meeting and a Schedule of Workshops for Planning Board Members provided by SWRPC. There was a communication on Wetlands from the Harris Center. There was also a communication from Board Attorney Silas Little on Executive Sessions which will be kept on file as agreed.

Hugh Giffin reported on the Hillsboro By-pass Committee. He reported that the committee is studying the Hillsboro area as it relates to Route 202, and commented on the economics of the different areas under consideration and how it will impact the surrounding resources. Ed Rowehl stepped down for the purpose of discussion of the Great Brook Cluster Subdivision proposal.

Great Brook Cluster Subdivision: The public hearing for same was continued until April 25, 1991. The Developer has provided the Board with up to date engineering plans a copy of which has been provided to the Sewer and Water Department for their review. The Chair has provided Board Attorney, Silas Little with copies of the notes on the plans. The Chair commented that stump and ledge removal has been addressed on the plan but the easements have not been completed as of this date. Ed Rowehl rejoined the Board.

Terry X. & Shelly Cutter: A two lot subdivision of land located on Route 202. (Tax Map #4 Lot #857) The Chair commented on a problem that might arise due to the fact that there are no boundary markers or measurements indicated in the deeds on the Chauncy side of the property. Surveyor Don Mellon has found two pins and feels that this is the most logical location for the boundary line. Chairman Pratt also reported that the NHMA has advised her that the Board should assume that the survey is a good survey and any question about the location of the boundary line should be addressed by the property owners. There was discussion by the Board of the location of the driveway. This proposal is scheduled for public hearing April 25, 1991.

Kenneth Boucher: The Board addressed a plan to subdivide property located on Route 202 in the Highway Business District. (Tax Map #7 Lot 693) After reviewing the plan, the Board determined that Mr. Boucher lacked the 180,000 square feet of area required to divide this property into two lots. Hugh Giffin moved to advise Kenneth Boucher that he will not be able to subdivide this property as he does not have sufficient land. Rod Zwirner second. So moved unanimously.

The Chair informed the Board that she will have updated copies of the proposed revised subdivision regulations, except for the "General Regulations" and the regulations for driveways next Thursday. There was discussion of storm water drainage for roads, width of roads, type of culvert, negative grade at the entrance of a driveway, the percentage of slope and the definition of "road". The use of the expression "traveled way" was suggested. The Chair recommended that, when they are finished, copies of Road and Driveway Specifications be made available to Don Phelps, William Ruoff and Harvey Goodwin, engineers who might give the Planning Board the benefit of their expertise. Chairman, Pratt went over the projects that should be addressed by the Board in the coming year. Namely: zoning by lot lines, a water resources management plan for the Master Plan, a list of known sources of sand and gravel, the location of gravel pits, the owners of grandfathered pits, zoning, and criteria for the determination of the impact on neighborhoods of substantially different development.

Rod Zwirner stepped down from the Board to discuss the proposed subdivision of his property on Myrtle Avenue. (Tax Map #1 Lot 1075) He showed the Board a plan of this lot and his proposal to subdivide into two lots. He will apply at a later date.

Minutes of the Planning Board Meeting March 28, 1991. Nancy Timko moved to approve the minutes as presented. Second Hugh Giffin. So Moved unanimously.

Hugh Giffin made the motion to adjourn. Ed Rowehl second. So moved unanimously.

Respectfully submitted,  
Barbara Elia, Secretary

ANTRIM PLANNING BOARD

Antrim Planning Board Meetings scheduled for April 4, 1991 and April 11, 1991 cancelled.

Respectfully submitted,  
Barbara Elia, Secretary