

Minutes of the Antrim Planning Board Meeting April 25, 1991.

Present: Judith Pratt, Chairman; Thelma Nichols; Edwin Rowehl, ex officio; David Essex; Hugh Giffin; and Barbara Elia, Alternate sitting for Rod Zwirner.

The Chairman opened the meeting at 7:30 P.M. and introduced the Board.

Terry X. and Shelly T. Cutter: Public Hearing for a two lot subdivision of property located on Route 202 in the Highway Business District. (Tax Map #4 Lot 857 - Lot #1- 12.5 acres and Lot #2-25.2 acres) Surveyor Donald Mellon presented the proposal for the Cutters and provided the Board with both the preliminary and final plans. He pointed out that Route 202 is a limited access highway therefore lot #1 will be accessed by the right of way presently located on lot #2. He expressed the opinion that the proposal meets all of the zoning requirements and pointed out that existing house on lot #1 has an approved septic system. It was established that the layout of the lots complies with the Flood Plain Ordinance. The question of the boundary between the Cutter property and the Chauncey was raised. Mellon assured the Board that this question has been resolved and that Mr. Chauncey agrees with the present location of the property line. Mr. Chauncey has been notified of the public hearing and is not in attendance. David Essex moved to accept the Application of Shelly T. & Terry X. Cutter. Second Thelma Nichols. So moved unanimously. David Essex moved to approve the two (2) lot subdivision (Tax Map #4 lot 857) of property of Terry X. & Shelly T. Cutter located on Route 202 in the Highway Business District. Second Hugh Giffin. So moved unanimously. The Chairman signed the plans and the mylar.

The Chair announced that there will be a press conference in Concord held by Maruzen Hawthorne. She also called the Board's attention to a meeting on the North Branch River to be conducted by the Harris center. There was some discussion about dams and their status as it applies to hydro power. There was further discussion of water rights etc. Ed Rowehl stepped down for the discussion of the Great Brook Cluster proposal as he is an abutter.

Great Brook Cluster Subdivision: The Chair reported that both the Board Attorney, Silas Little and Water and Sewer Commissioner William Ruoff have expressed the concern that the plans presently before the Board are not the plans on which the State Permits have been issued. Chairman Pratt reported that she has been contacted by Jennifer Cole, Engineer for the project who maintains that the concepts have not been changed. There was discussion of the details to the plans: swale on surveyor's plan is not indicated on the engineer's plan and the need for a deeded right of way for the drainage swale. The Chair pointed out that there are some items that should be checked among which are: wording of the cluster agreement; the deed for the road and

drainage and sewer easements, copies of which should be made available to the Selectmen. There was further discussion of the Cluster Agreement at which time it was noted that there should be changes made to some lot numbers, the association should be formed when the first lot is sold, assignment of costs for enforcement, costs of the common land, the consensus of the Board was that the Developer should have as many votes as lots owned. There was also discussion of the length of time the agreement should be in effect with the idea being put forth that it should be in effect indefinitely. It was recommended that a caveat be included in case the Planning Board is dissolved for any reason. The Chair also raised the subject of a figure for monumentation which the developer can obtain from his surveyor. Discussion was closed and Ed Rowehl rejoined the Board.

Subdivision & Site Plan Review Regulation Review: The Chair provided the Board with a copy for the proposed Subdivision & Site Plan Review Regulations to look over and prepare for discussion at the next Planning Board Meeting. Chairman Pratt will meet with the Road Agent, Robert Varnum before the next Planning Board meeting to discuss the "Road Specifications for the Ordinance. There was some discussion of the procedure for adopting the Subdivision Regulations as opposed to the adoption of the Zoning Ordinance with the Chair outlining the procedure. The Great Brook Cluster Subdivision was continued until May 9, 1991. The Planning Board Meeting scheduled for May 2, 1991 was canceled. The secretary will get copies of the proposed Subdivision Regulation to the absent members and inform them of the cancellation of the May 2, 1991 meeting.

The Chair suggested that in planning for future projects the Board should consider the formation of sub-committees. Some of the projects to be considered are the Master Plan, rezoning by lot line and the consideration of areas for commercial development.

The minutes of April 18, 1991 were addressed. Hugh Giffin moved to accept the minutes as presented. Edwin Rowehl second. So moved.

Ed Rowehl moved to adjourn. Hugh Giffin second. Meeting adjourned at 8:30 P.M.

Respectfully submitted,
Barbara Elia, Secretary