

Minutes of the Antrim Planning Board Meeting May 9, 1991

Present: Judith Pratt, Chairman; Nancy Timko, Vice Chairman; Ed Rowehl, ex officio; Hugh Giffin; David Essex.

The Chairman opened the meeting at 7:30 P.M. Ed Rowehl stepped down from the Board for the purpose of the discussion of the Great Brook Cluster Subdivision.

Great Brook Cluster Subdivision: The Chair covered the items that will be needed before the Board can make a final decision. Namely:

The developer needs to extend the waiver of the time frame.

Acquire a report from the Sewer and Water Commissioners on the final plan.

Agreement of both the Developer and the Board on the wording for the Cluster Agreement.

Final wording for the development agreement. Bonding figure for monumentation still outstanding.

Wording for the Conditional Approval.

Notes for the final plan.

Certification by the Developer's Engineer that the plans for which permits have been issued have not been changed. This certification to be given over her signature and seal.

The Chair reported that the Developer has all of the information for the mylar and he can get the bonding amount for monumentation from his surveyor. She will talk to Attorney Little about the Development Agreement and ask for some suggestions for the Conditional Approval. Chairman Pratt also reported that the final bill from B. G. Miller has exceeded the bond amount for engineering by \$134.83. Both Miller and Cloutier have been informed. The Great Brook Cluster Subdivision Public Hearing has been continued until May 16, 1991. Ed Rowehl rejoined the Board.

Announcements:

E. L. Miner, an engineer from Keene has offered to talk to the Board about the technical aspects of engineering, at no cost. The consensus of the Board was to contact Mr. Miner and schedule a time on a regular meeting night if possible.

Copy of a permit from the Wetlands Board re: Lovern's Mill Bridge. The dates indicated are November 1991 start, and November 1992 finish.

Merrimack River Watershed Report.

Subdivision and Site Plan Regulation Review: The Chair asked the Board's pleasure on the subject of "road paving". Should there be a requirement that all roads be paved or just those in a Major Subdivision or Major Site Plan? Hugh Giffin raised the private aspect of such roads. The suggestion was made that the statement "All roads should be paved unless otherwise authorized by the Planning Board" be included in the Regulation. There was a great deal of discussion on the matter of paving, with suggestions being made that the use of such roads be a consideration and that the Planning Board should have some room to make a decision. The Chair provided the Board with proposed copy for Driveway Permits. She pointed out that the requirements are as outlined in the Subdivision Regulations. The 6% slope requirement was suggested by the Road Agent to minimize erosion. The consensus of the Board was to use the following wording "6% unless authorized by the Road Agent or the Antrim Planning Board". There was discussion of the reference to speed limits in Section F.3.(4) with the point being made that the speed limit on Town Roads is 35 MPH unless otherwise posted. Section F.5. was amended to read: "In case of rear lots with private driveways to local streets, the above requirements shall be at the discretion of the Antrim Planning Board." The Board went over the proposed Roadway section of the Regulation. There was discussion of the word "curve" as opposed to the word "curb" in its use in the Regulation. Some changes suggested were:

The addition of the words "at the curb line" at the end of the last sentence in G.4.b.

The deletion of the word "muck" in G.7.

Change wording of G.8. to read: "Ledge and boulders shall be removed to a minimum of eight (8) inches below base course gravel and replaced with sand or bank run gravel."

G.10. amended to read: Finish gravel shall consist of twelve inches of crushed gravel.

There was discussion of the need for 15" culvert as required in G.11. It was agreed to discuss this again after gaining more input from the Road Agent, Don Phelps, Bill Ruoff, and Harvey Goodwin. The Board will return to the discussion of this section.

And other editorial corrections.

The Chair informed the Board that copies have been made available to Selectman, Don Phelps; Water and Sewer Commissioner, Bill Ruoff and Harvey Goodwin. These are engineers who have agreed to give the Board the benefit of their expertise by reviewing these requirements. The Chair reported that she has talked to the Road Agent about plastic culvert and has been informed that he does not care to make use of it as it shatters if hit by a road grader; can collapse if the load is too great and has a tendency

to buckle. There was further discussion of the requirement for paving driveways and the 6% slope requirement. It was agreed that the Board should look at #11 again to establish the size of the culverts. The Board agreed to meet again next week to continue work on the Subdivision Review.

The minutes of April 25, 1991 were addressed. Hugh Giffin moved to accept the minutes as presented. David Essex second. So moved.

Nancy Timko moved to adjourn. David Essex Second. Meeting adjourned at 9:00 P.M.

Respectfully submitted,  
Barbara Elia, Secretary