

Minutes of the Antrim Planning Board Meeting May 16, 1991

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

Chairman Judith Pratt opened the meeting of May 16, 1991 and introduced the Board: Nancy Timko, Thelma Nichols, Ed Rowehl, ex officio, Barbara Elia, Alternate sitting for Hugh Giffin. David Essex and Rod Zwirner arrived a little late.

James Dennison: In regard to a Conservation Easement on 90 acres of his property on Mattheson Road. (Tax Map 4 Lot 355) Mr. Dennison, a former member and Chairman of the Planning Board talked of his experiences in those capacities, but the principal purpose of this appearance before the Board was to inform the Board of his plans to place ninety acres of his property in a Conservation Easement to be administered by the Society for the Protection of New Hampshire Forests. This property will be under the supervision of the Society in perpetuity and will allow for the construction of a bath house near the existing pond. Dredging of the pond will also be permissible. Whether or not this would be considered a subdivision was a question raised by Mr. Dennison. The Board agreed that it is not a subdivision but a 122 acre parcel with a Conservation Easement on 90 acres. Dennison explained that this will not change the tax status of this property, which is in Current Use, but will allow him an income tax deduction for the value of the development rights. He pointed out the easement for the water line which will not be changed. At Mr. Dennison's request, Rod Zwirner agreed to place him on the agenda for the next meeting of the Conservation Commission. Ed Rowehl stepped down for the purpose of discussion of the Great Brook Cluster Subdivision.

Great Brook Cluster Subdivision: The public hearing for the Great Brook Cluster Subdivision was continued until May 23, 1991. The Chair brought the Board up to date on the status of this proposal. The figure for monumentation is still needed and the engineer has not provided the necessary certification that the plans are the same as the ones on which the permits have been issued. The Chair suggested that the abutters be informed by post card about the date for the final decision on this project. Board Attorney has agreed that the Board can not be faulted for trying to keep the public informed. Mr. Cloutier has extended the waiver of the time frame until June 13, 1991. Ed Rowehl rejoined the Board.

Subdivision Review: The Chair stated that she has nothing new on the review and suggested that the Board mark up their copies or list the corrections, questions and changes that they observe and these will be discussed at the next meeting. She put forth a suggestion that a statement relative to paving be included in the Major Subdivision Regulations and Major Site Plan Review Regulations to the effect that: All road surfaces be paved

unless some other surface was determined to be more suitable and authorized by the Planning Board. She observed that the regulation can be waived down but cannot be made more restrictive than as provided by the Ordinance. There was discussion of the changes made last week. The reviews of the Roadway and Driveway Regulations being made by Don Phelps, Bill Ruoff and Harvey Goodwin have not been returned, therefore there was no further discussion. It was suggested that if these are not ready by next week and there is no new business the meeting of May 23, 1991 be canceled. The Board was in agreement. The Chair will notify the Secretary and the rest of the Board if there is a cancellation.

Chairman Pratt reported on an open house held at SWRPC for its new Director, Rob Nichols this afternoon. In her conversation with Carol Ogilvie it was indicated that Ogilvie will want another meeting with the Board to go over plans for work ahead. It was agreed that the Board could divide into groups to address these projects, namely: Zoning by lot line; locating gravel pits and the locating of new areas for gravel. There was discussion of the possibility of holding an informational hearing to discuss the new regulation with grandfathered gravel pit owners. It was observed that the owners are obligated to establish their grandfathered status but the Board could remind them. It was suggested that the Road Agent could help with establishing a list of these owners. Thelma Nichols reported on her attendance of a meeting in Sharon at which there was discussion of the liability of Planning Board Members. The Chair referred to soils and land use maps, local and state regulations, consultation with professionals and regional commissions and good minutes as documentation to prove that the Board is acting in good faith.

Announcements: Meeting at Harris Center May 22, 1991 7:00 P.M.
Subject: Town Scale Water and Sewer Solutions for the 1990's.
David Essex asked for approval for him to attend the Planning Commission annual dinner. Thelma Nichols moved that he be reimbursed for his expenses. So moved. The Chair approved the voucher for the expenditure. Essex also reported that the Town of Antrim needs another representative to the Southwest Regional Planning Commission to fill the vacancy created by the resignation of the Administrative Assistant, Madeliene Henley.

David Essex commented on the appointment of subcommittees to accomplish the work ahead. It has been suggested that David Essex, Hugh Giffin and Rod Zwirner work on the rezoning of the Highway Business District by lot line. Essex commented that it could be related to the issue of economic development. There was discussion of the Goodell Plant, the possibility of establishing a location for an industrial park and the position of the land owner in the rezoning of his property, i.e. if he does not care to use it for an industrial/commercial use. It was suggested that at some points the Highway Business District could intrude into another district which could be offset by an equal amount of land not suited for such a use added to that district. There was further discussion of pollution problems and block grants.

The Chair raised the subject of fees and the need to provide for the additional legal fees incurred in the deliberation of a Major Development, that is projects involving public improvements.

The minutes of May 9, 1991 were addressed. Nancy Timko moved to approve the minutes as presented. Second Rod Zwirner. So moved unanimously.

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

Respectfully submitted,
Barbara Elia, Secretary