

Minutes of the Antrim Planning Board Meeting June 6, 1991

Present: Judith Pratt, Chairman; Nancy Timko, Vice Chairman; Ed Rowehl, ex officio; Hugh Giffin; Thelma Nichols; David Essex; Rod Zwirner; Marie Slugaski, Alternate

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

Great Brook Cluster Subdivision: The public hearing was continued until June 13, 1991. Chairman Pratt informed the Board of the points raised in her letter to the Applicant dated May 31, 1991. This letter addressed reservations that the Sewer and Water Commissioners had with some items on the plan. Chairman Pratt also reported that she and Water and Sewer Commissioner, Ben Pratt met with Board Attorney Silas Little to go over the Development Agreement. She stated that the agreement would be substantially the same as before, except for the addition of \$10,000 to the bond amount for the removal of stumps. There was some discussion of the availability of stump dumps in the area. The Board was made aware of the fact that the permits have been brought up to date. The Chair asked the Board's pleasure as to the time period within which the bonds must be posted. A period of six months or until January 1, 1992 was discussed with the Road Agents agenda for the improvements to West Street as a contributing factor. The Chair informed the Board that the corrected Cluster Agreement has not been received from the Developer's Attorney, Tom Leonard. Discussion ended and Ed Rowehl rejoined the Board.

The Chair announced that Carol Ogilvie of Southwest Region Planning Commission will be available to talk to the Board June 20 at 7:30 P.M.

The Chair also suggested that the Board split up into two groups for the purpose of planning. Rod Zwirner, David Essex, and Hugh Giffin to work on rezoning the Highway Business District by lot line; and Thelma Nichols, Nancy Timko and Judith Pratt to work on Earth Excavations and how they are affected by the new law, Chapter 155-E of the New Hampshire Revised Statutes Annotated.

Communications:

The Board has written to E. L. Miner to set up a date for his Technical Presentation at no charge.

Contoocook Valley Greenway Committee Re: Contoocook River Designation.

Notice that the bill on "Impact Fees" has passed and SWRPC will be setting up guidelines for cities and towns.

Fees: The Chair raised this subject stating that in reviewing the most recent application, she has observed that the fees do not cover the cost to the Town of the review of such a proposal. There was discussion of the cost of legal fees and the possibility of bonding for this expense. It was noted that these expenses are peculiar to major site plan or major subdivision reviews which involve public improvements. After much discussion David Essex moved to increase the Antrim Planning Board fees for extension of public water services by fifty (\$50.00) dollars to two hundred dollars (\$200.00) and to increase the Antrim Planning Board fees for the extension of public sewer services by fifty dollars(\$50.00) to two hundred dollars (\$200.00) for projects involving public improvements. Hugh Giffin second. So moved unanimously. There was discussion of including a statement to the effect that the Planning Board is obligated to set fees to cover the costs of public hearings. After further discussion of the possibility of bonding for legal fees it was agreed that Chairman, Judith Pratt will consult with the Board Attorney on this subject.

Minutes of May 16, 1991: Page 2 on the subject of gravel pits correct spelling of "pit". Another correction was noted on the subject of attendance at the SWRPC dinner. Thelma Nichols moved to approve the minutes as corrected. Nancy Timko second. So moved.

Subdivision Review: The Chair reported that there has been nothing forthcoming on the engineers' review of the roads and asked if any Board Members had comments on the copy provided. Thelma Nichols made a number of editorial corrections. Questions relative to the wording of a number of items were also raised. After further discussion it was agreed to continue with the review at a later date.

Hugh Giffen made a motion to adjourn. Nancy Timko second. Meeting adjourned at 9:50 P.M.

Respectfully submitted,
Barbara Elia, Secretary