

Minutes of the Antrim Planning Board Meeting June 13, 1991

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

The Chair opened the meeting at 7:30 P.M. Ed Rowehl stepped down for the purpose of the discussion of the Great Brook Cluster Subdivision. The Chair reported that the Board has received certification from the Developer's Engineer, Jennifer Cole, that the permits obtained from the State of New Hampshire were obtained on the plans presently being considered by the Board. The Chair pointed out that the Board does not have a final copy of the Cluster Development Agreement and that the corrections to page #10 of the Engineer's plan are not in the Board's hands. She called the Board's attention to a copy of a letter from the Board Engineer, B. G. Miller to Robert Cloutier relative to Miller's bill for services. Comment was made that the bill will have to be paid before any decision can be made. Chairman Pratt presented the outline for a proposed conditional approval for discussion by the Board. A copy will be mailed to Attorney Little for his comments. The need for a complete final copy of the Declarations of Covenants and Restrictions was noted. It was agreed that a letter and a copy of the proposed approval will be sent to Board Attorney Silas Little and that Robert Cloutier will be informed of any outstanding criteria that will have to be met before a final decision can be considered. The subject of bonding was raised by Thelma Nichols. David Essex commented on the need to consider the Road Agent's schedule for the upgrading of West Street and the term of the permits as a factor in the Board's decision on a date for the posting the bonds. It was agreed that they should be posted prior to ~~January 1, 1992~~. *December 31, 1991* There was discussion on including the statement to the effect that: "These contingencies must be met by (date) with two years *see minutes* to complete the project." It was suggested that the Board obtain *6-20-91* advice on the wording for the 2 year limit. There was discussion of the requirements if the land is in "Current Use" and how this would apply to this proposal. The Great Brook Cluster Subdivision public hearing was continued until June 20, 1991. Ed Rowehl rejoined the Board.

Maruzen Hawthorne: Carlos Quintal, P.E. met with the Board and presented a plan, which was an overview of the campus demonstrating the location of such buildings as the library, the dormitories and the administration building. He reported that internal renovations are being made on these buildings and commented on the need for the repair and maintenance of the road (Stacey Hill Road). He discussed plans for a private sewage disposal system and for a private water system. He referenced the requirement for sprinkler systems. The Chair commented that private water and sewer systems are controlled by the State of New Hampshire Water Supply and Pollution Control Division. Quintal commented on the possibility of phasing the project i.e. I, II, and possibly III. Quintal outlined the plans for providing for an underground duct bank for utilities. He also

suggested plans for improving the road. The Chair established that roads are under the jurisdiction of the Board of Selectmen and permission to upgrade must come from that Board. Quintal's schedule provides for a full set of plans by June 30. It was established that the State would have to provide the approval of the water and sewer systems, the Selectmen would have to authorize improvements to the road and if necessary, a Site Specific Permit would have to come from Concord. Quintal stated that the principals have promised to keep the Town informed and they will, as the project progresses. There was some discussion of a kitchen being included in the library. It was explained that if there is no addition to the building a Site Plan review would not be necessary. There was further discussion of the possibility of some of the buildings being on the National Historic Register. Discussion ended and Mr. Quintal thanked the Board for it's attention.

**Announcements:**

Meeting of the Contoocook Greenway Committee at Fox Forest  
June 24 at 7:00 P.M.

Meeting Harris Center June 29, 9:00 until 12:00 on the  
Shoreline Protection bill.

Carol Ogilvie of SWRPC will be meeting with the Board June  
20 at 7:30 P.M.

Minutes: David Essex inquired about bonding for legal fees. The Chair commented that everyone must be treated the same and the opinion is that it is not appropriate to charge legal fees back to the developer. David Essex moved to approve the minutes of June 6, 1991 as printed. Ed Rowehl second. So moved unanimously.

Thelma Nichols made the motion to adjourn. Nancy Timko second.  
Meeting adjourned at 9:25 P.M.

Respectfully submitted,  
Barbara Elia, Secretary