

Minutes of the Antrim Planning Board Meeting June 20, 1991

Present: Judith Pratt, Chairman; Ed Rowehl, ex officio; David Essex; Nancy Timko; Marie Slugaski, Alternate sitting for Hugh Giffin; Barbara Elia, Alternate sitting for Thelma Nichols

The Chair opened the meeting at 7:30 P.M. and introduced Carol Ogilvie of Southwest Region Planning Commission.

Carol Ogilvie introduced Rob Nichols, the new Executive Director of the SWRPC. Mr. Nichols opened the presentation by displaying a map of the region that will be impacted by the proposed Route 9 by-pass. He pointed out the areas where wetlands, historic, flood plain, or socio-economic constraints preclude the consideration of these areas for the by-pass. Rob Nichols stated that Fox State Forest is a protected area and commented that if Federal Funds were used in its development it must be considered to be a long term facility. The statement was made that the traffic on Route 9 has been growing at a rate of 5% per year. Mr. Nichols commented that the Task Force was presently considering 8 or 9 possibilities for the location of the Route 9 by-pass. The next meeting of the Route 9 Task Force is scheduled for July 1 at the Community Building in Hillsboro. Another meeting is scheduled to be held July 16 at the Antrim Town Hall and Mr. Nichols asked that the Planning Board and the Board of Selectmen to inform the Task Force of any areas in Antrim that might not be suitable for the location of this proposed by-pass.

Carol Ogilvie discussed the existing land use maps and suggested a workshop meeting with the Board on July 8 at 7:30 P.M. At this time the soils maps should be available and there will be discussion of land use, zoning, development constraints, and future development. This discussion is for the consideration of the Master Plan. Ed Rowehl stepped down for the purpose of discussion of the Great Brook Cluster Subdivision.

Great Brook Cluster Subdivision: Board Attorney, Silas Little was present at this meeting to discuss the project with the entire Board. He informed the Board of the possibility that Cloutier, et al could start to work on the project prior to the posting of the bonds. He cited N.H.R.S.A. 674:36.b as the statute under which this could be done. Mr. Little called the Board's attention to the fact that if this were the case there would be no quick way to enforce compliance with the plans, and encouraged the Board to provide for the bonding of the stump removal and erosion control plan in the Conditional Approval. (If work is to be undertaken before the the plans are signed.) He commented that if the work were to start early the Town would be unprotected unless the work in progress is inspected. Little advised the Board that there is no reason why they cannot begin deliberations on June 27 as noticed in the postcards to the abutters. It was determined that The Great Brook Cluster Subdivision would not be charged for the crossing of Slaughter Barn Brook by the water line as agreed by the Commissioners.

Little also suggested a change in the wording for the bonding. He suggested that the words "Acceptable as to surety and bond" be used in place of the word "recognized". Little also discussed the form the bonding should take and suggested that the words "good funds" could be added to paragraph #2 as it applies to the escrow amounts. He also suggested that a separate paragraph could be included in the Conditional Approval to the effect that: "All work will be done to the satisfaction of the Board. Little reiterated the need for the escrow amount for soil erosion, stump removal and inspection to be in place before work is begun. Ben Pratt, Water and Sewer Commissioner, established that the water line is not in the Department's plans for this year. There was further discussion of the date by which the bonds must be posted and it was reaffirmed that this date is December 31, 1991. The Board also agreed that the time for completion of the construction of the improvements as shown on the plan shall be twenty four months. The Chairman will obtain the figures necessary and rewrite the proposed conditional approval. It was established that the only work that the Developer could undertake before the plans are signed would be site work and road work. There was some discussion of the changes to page #10 of the engineer's plan which have been made at the request of the Sewer and Water Department. The Great Brook Cluster Subdivision Public Hearing was continued until June 27, 1991. Ed Rowehl rejoined the Board.

Minutes: Judith Pratt pointed out that the date by which the bonds should be posted should read: December 31, 1991. Nancy Timko moved to accept the minutes of June 13, 1991 as corrected. David Essex second. So moved unanimously.

David Essex made the motion to adjourn. Nancy Timko second. Meeting adjourned at 9:00 P.M.

Respectfully submitted,  
Barbara Elia, Secretary