

Minutes of the Antrim Planning Board Meeting June 27, 1991

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

Great Brook Subdivision: Discussion of the proposal and where the Planning Board stands in the consideration of this Application. The abutters were notified by post card of this continued public hearing and the only abutters to attend were Mrs. Virginia Rowehl and Edwin Rowehl, who also attended as an ex officio member of the Board, having stepped down for the purpose of this discussion.

The Chair opened the meeting at 7:30 P.M. and introduced the Board: Nancy Timko, David Essex, Thelma Nichols, Hugh Giffin and Rod Zwirner. The Chair exhibited the plan for this proposal and explained changes that have been made as negotiations have progressed. She explained that the Board has tried to protect the Town and abutting property owners in its consideration of the plan. She referred to the bonding that the Planning Board is planning to request as part of the conditions for a final approval. Easements were noted and there was discussion of the Sewer and Water installations, the upgrade of West Street, the disposal of stumps, and the Development Agreement that the Board will require as a condition of its approval, if one is forthcoming. Chairman Pratt also commented on the period of time to be allowed to complete the project, suggesting that it could commence with one year and be completed within two years. The time frame for the bonds will be longer to accommodate contingencies that might arise. She commented that as built plans will be required and that the project will be inspected in all phases by a municipal engineer. The Chair reported that the Sewer and Water Commissioners are concerned with the siting of the hydrants and will make a statement addressing this concern. Commissioner, William Ruoff will be reviewing all matters. Chairman Pratt also reported that Commissioner Ruoff has taken exception to the cover letter for the corrected page 10 of the engineer's plan dated June 13, 1991, written by Nicholas J. Cricenti, Jr., P.E., Vice President of Cowan and Cricenti Engineering Associates, Inc. Mr. Ruoff will address this and supply the necessary figures. The Chair reported that the final bill for B. G. Miller has not been paid by the Developer and must be paid before a decision can be made. The Chair raised the subject of a conditional approval and reported that Board Attorney, Silas Little has advised that the letter from Thomas J. Leonard, of Prunier, Leonard & Boulton, P.A., the Developer's attorney need not be considered in the Board's deliberations. The suggestion was made that any meeting between the members of the Planning Board, The Developer and his attorney should be in a public forum. The Chair presented a proposed conditional approval to the Board and asked for comments. She pointed out item number \*1 which was written to protect the Town should the Developer decide to proceed before the plans are signed. The

desire to have all points addressed and everything in place before July 11, 1991, in order that the Board can proceed with its final deliberation and decision, was expressed. Thelma Nichols discussed Leonard's letter and David Essex asked about the bonding for early work, which is allowed by State Statute. Hugh Giffin cleared up the fact that the sewer and water extension was at the request of the developer. The Chair established that the only requirement being made by the Town, as to the water service, was the upgrade of the water pipe on West Street. She commented that the Road Agent has scheduled improvements to West Street for 1992 and that the laying of the pipe should be done before the road is completed. The Chair expressed the opinion that the proposal should be addressed as soon as possible. There were comments on the bonding for landscaping should the project not be completed. Virginia Rowehl expressed concern for the removal of large trees. It was established that the bonding would only be for grading, loaming and seeding if the project is not finished. David Essex asked for further clarification of the work done before the bonds are posted. The Chair explained the process as outlined by Attorney, Silas Little at the Planning Board meeting June 20, 1991. The Great Brook Subdivision Public Hearing was continued until July 11, 1991 when the Board will proceed with final deliberations. Ed Rowehl rejoined the Board.

Minutes of the June 20, 1991 meeting were addressed. David Essex moved to approve the minutes as printed. Nancy Timko second. So moved unanimously.

Hugh Giffin moved to adjourn. Second David Essex. Meeting adjourned at 9:00 P.M.

Respectfully submitted,  
Barbara Elia, Secretary