

Minutes of the Antrim Planning Board Meeting July 11, 1991

Present: Judith Pratt, Chairman; Nancy Timko; Edwin Rowehl, ex officio; Thelma Nichols; David Essex; Hugh Giffin.

Also present were: Kenneth Cloutier, Normand LaPlante and Robert Cloutier, who arrived late. Representing the Great Brook Subdivision.

The Chairman opened the meeting at 7:30 P.M. and introduced the Board. Ed Rowehl stepped down for the discussion of the Great Brook Subdivision Application as he is an abutter.

Great Brook Subdivision: The Chairman, Judith Pratt, opened discussion by requesting a complete, clean copy of the Declaration of Covenants and Restrictions for the Great Brook Subdivision, Antrim, New Hampshire, which was provided by Normand LaPlante. Pratt brought the Board up to date on her actions of the last week. She had a meeting with Water & Sewer Commissioner, William Ruoff regarding concerns for the safety of the water system and she has received a signed letter from the Sewer and Water Commissioners rebutting a cover letter to corrected page 10 of the engineers plan, re: hydrants and 3/4 inch water lines. (Letter dated June 13, 1991 and signed by Nicholas J. Cricenti, Jr.) The Chair reported that Ruoff expressed some concerns with the Development Agreement, specifically page 3 paragraph 4.B. as it applies to the reduction of the bond as work progresses. Ruoff is concerned that the Town be protected in all circumstances. Pratt consulted with Board Attorney Silas Little on this matter and he expressed the opinion that the statement protects the Town, as the engineer will give his approval. (see paragraph #5) Attorney Little suggested that as many departments as possible be involved in the bond reduction process. A question was raised relative to page 2 item 3 "Escrow" of the Development Agreement. The Chair explained that this was included to protect the Town should the project not be completed. She explained that the Town will probably not complete the project and the escrow amount will be adequate for landscaping and seeding. The Chair asked for comments from the board. To a question relative to the deed for the road the Chair informed the Board that all the evidence to back up the conditional approval will be included in a separate folder, a copy of which will be provided to the Applicant and another forwarded to Board Attorney, Silas Little. There was an editorial comment on the proposed conditional approval which included the word "and" in the first paragraph of page 2. The Chair stated that Commissioner Ruoff has reviewed the plan and his concerns have been addressed. David Essex discussed the premise that work can be started before the bonds are posted and the Development Agreement signed. It was pointed out that the escrow deposit covers that eventuality. The Chair asked the Board's pleasure on procedure. Thelma Nichols suggested that the approval be moved as presented. David Essex advised caution. As agreed by the Board at their meeting June 20, 1991, the

Development agreement was completed by indicating on page 3 item 4.A a period of twenty four months for the posting of the bonds. Normand LaPlante and Kenneth Cloutier were provided with copies of the Development Agreement. The Chair again asked the pleasure of the Board. David Essex moved the Conditional Approval as written. (copy attached) Hugh Giffin second. The roll call vote: Hugh Giffin, affirmative; David Essex, affirmative; Thelma Nichols, affirmative; Nancy Timko, affirmative; Judith Pratt, affirmative. So moved unanimously. The Chair announced that she will provide the Applicant with copies of all the documents listed in the approval and announced that the Public Hearing for the Great Brook Subdivision was concluded. Norman Laplante asked if the Board would allow him to make some comments at this time. The consensus of the Board was to hear the comments with Hugh Giffin stating that they would be taken as commentary only. LaPlante thanked the Board for the Conditional Approval but stated that he had questions, nothing of a serious nature, as to whether the Subdivision Agreement and Requirements are legal and as such asked the record to show that this will be decided by others. He stated that in his opinion it was not the Board's problem but the Board is committed. He stated that he would be surprised if this project was developed within the next two or three years, and that they, the Applicant, might ask for an extension at a later date. He said that he does not know who can live up to this agreement. He also comment on the present economy and the present difficulties in funding such a project. He reiterated his concern for the legality of the requirements and stated that even if they (the developers) want to they do not believe that they can provide funding for this project. Hugh Giffin recommended that there be nor further comment from the Board as litigation has been essentially threatened. LaPlante indicated that he might return to the Board for the simple subdivision of this parcel into two lots. Bob Cloutier questioned whether or not this has taken place with the Conditional Approval. Chairman Pratt indicated that the developer would need to make a simple application for a two lot subdivision. The Great Brook Subdivision Public Hearing was closed and Ed Rowehl rejoined the Board.

N. H. Department of Transportation Route 9 By-pass Committee Meeting planned for July 16, 1991 at the Antrim Town Hall was discussed.

Harris Center communication requesting suggestions for discussion topics.

Minutes of the Hillsboro By-pass Task Force Meeting. Hugh Giffin explained that the purpose of these meetings was to avoid a situation like that created in Dublin by the proposed Route 101 By-pass.

NHMA Municipal Volunteer Award solicitation for nominees. Ed Rowehl commented that two years ago Pat Webber was chosen as a recipient. Some names of people who have given much of their

time and energy volunteering for the time of Antrim were suggested.

Selectman, Donald Phelps commentary on the Road section of the proposed Subdivision Regulation. There were comments on his suggestion to adopt the Residential Roads Book as a part of this regulation. He commented that he believes that road shoulders should be two feet and raised an objection to the six hundred foot limit for a dead end road. The Chair suggested that the Board could look at different street layouts dependent upon the District in which the property might be located. There was also a suggestion made to acquire a copy of this book for the Board's use.

Sand Pits: Nancy Timko and Judith Pratt will get to work on the matter.

Minutes of June 27 were addressed. Hugh Giffin moved the minutes of June 27, 1991 as written. Second Thelma Nichols. So moved.

Respectfully submitted,
Barbara Elia, Secretary