

**ANTRIM PLANNING BOARD  
ANTRIM, NEW HAMPSHIRE 03440**

I move the conditional approval of the subdivision entitled "Great Brook Subdivision" of land of Robert Cloutier, Kenneth Cloutier, and Normand LaPlante, tax map 1C, lot 610, Antrim, New Hampshire, based on surveyors' set of plans prepared by Robert B. Todd, Inc., dated March 27, 1990 last revised May 21, 1991, and a set of engineering drawings prepared by Cowan & Cricenti Engineering Associates, Inc., entitled "Great Brook Subdivision, Antrim, New Hampshire, Project #89-099" with a last revision date of 4/9/91 (17 sheets) plus corrected sheet 10 dated 6/6/91. Lot 610, Map 1C, Antrim, County of Hillsborough, and State of New Hampshire to be subdivided into lots 610-28 and 610-29 and further subdivision of lot 610-28 into a Cluster Subdivision of 27 single family residential lots and an open space lot to be known as lot 610-28.

Time shall be of the essence of the Owners' performance. If the following contingencies are not met by December 31, 1991 this approval will be null and void.

1. Post performance bond, an irrevocable letter of credit (from a recognized bank or savings/loan institution acceptable to the Town of Antrim) or other form of security acceptable to the Town of Antrim and its Attorney in the following amounts:

a. Road within subdivision	\$258,566.00
b. Sewer	\$278,880.00
c. Disposal of stumps	\$ 10,000.00
d. Water line within the project	\$ 98,516.00
e. Water line project to main at West Street	\$ 5,040.00
f. Monumentation	\$ 10,500.00
g. Sewer Maintenance	\$ 6,000.00

2. Deposit in an escrow account with the Town of Antrim the following sums in good funds for the following purposes:

a. Owner's contribution for the cost of upgrading West Street	\$ 15,600.00
b. Owner's deposit for sewer maintenance	\$ 6,000.00
c. Owner's deposit for municipal engineer's inspection	\$ 18,315.00
d. Water line on West Street	\$ 26,900.00

3. Sign the Development Agreement.

4. Sign the Declaration of Covenants and Restrictions for Great Brook Subdivision, Antrim, New Hampshire.

The Town of Antrim will not accept any improvements which have not been inspected throughout construction by the Town Engineer. In the event that the owners shall elect to perform any work on the site prior to the execution of the Development Agreement and the delivery of the bonds and escrow (paragraphs 1 & 2 above), then before any work is done on the site the owner shall:

\*1. Post performance bond, an irrevocable letter of credit (from a recognized bank or savings/loan institution acceptable to the Town of Antrim) or other form of security acceptable to the Town of Antrim and its Attorney in the following amounts:

- |  |              |
|--|--------------|
| a. Disposal of stumps  | \$10,000.00, |
| b. Temporary erosion and sedimentation control   | \$ 5,000.00, |
| c. Landscaping and reseeding in case bonds are not posted and project is not completed | \$92,948.00, |

\*2. Deposit in an escrow account with the Town of Antrim the following sum in good funds for inspection by the Municipal Engineer. \$ 18,315.00

3. Owners shall be responsible for coordinating necessary inspection with B. G. Miller Associates, 15 Water Street, Concord, New Hampshire, Municipal Engineer at sufficient intervals as required by B. G. Miller Associates and shall hold such preconstruction meetings with B. G. Miller Associates as shall be required to assure appropriate construction and inspection during the work in process.

\* Note: Any bonds posted or escrow established prior to meeting the requirements of the Conditional Approval will reduce the amount necessary to meet those requirements

The following items are included in this approval:

1. Mylar dated 5/21/91
2. Engineer's plans dated 4/9/91 plus corrected sheet #10 dated 6/6/91
3. Drainage and Sewer Easement
4. Quitclaim Deed
5. Declaration of Covenants and Restrictions for Great Brook Subdivision, Antrim, New Hampshire
6. Development Agreement

7. Letter from Antrim Sewer and Water Department dated March 11, 1991 (Take special note of paragraph #10 under "Water" and last paragraph under "General").

8. Letter from Cowan & Cricenti to Mr. Bob Cloutier dated June 13, 1991 with rebuttal from Antrim Water and Sewer Department dated July 10, 1991.

9. The following permits issued by the State of New Hampshire Department of Environmental Services:

- a. Site Specific Permit #WPC-3578-A
- b. Sewerage Plans and Discharge  
Permit WSPCD Project No. D1990-0213
- c. Utility Crossing of Slaughter Barn  
Brook Wetlands Board Permit #90-266
- d. Water line extension Project # 900080

7/11/91

David Essex moved the conditional approval as written. Second Hugh Giffin. The vote:

Hugh Giffin	Affirmative
David Essex	Affirmative
Thelma Nichols	Affirmative
Nancy Timko	Affirmative
Judith Pratt	Affirmative

*Judith D. Pratt*

Judith Pratt, Chairman  
Antrim Planning Board

Date: *July 15, 1991*

cc: Antrim Board of Selectmen  
Antrim Sewer & Water Commissioners  
Antrim Road Agent  
Board Attorney, Silas Little  
File #9003