

Minutes of the Antrim Planning Board Meeting August 15, 1991

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

Chairman Judith Pratt opened the meeting at 7:35 P.M.

Communications:

Board of Adjustment Notices of Decisions:

Variance--David Penny, inadequate side yard--Approved

Variance--Kenneth Boucher, Subdivision--Denied

Variance--Cheshire Oil, Sign--Variance granted 1985

The Chair addressed the most recent Legislative updates, namely changes to the law relative to: Administrative Fees, Wetlands Permits, Scenic Roads, Well Radius Regulations, Revoking Planning Board Approval, and Impact Fees. The need for the establishment of a regulation establishing impact fees was noted and it was observed that Southwest Regional Planning Commission is working on a model regulation following the rules set forth in the RSA.

The Chair commented that the Board should be doing some serious thinking on establishing guidelines for "Conditional Approvals". She stressed a time limit for all subdivisions and site plans which include public improvements noting that State permits usually have a time limit. Chairman Pratt advised that the Board should be consistent in all of its decisions. She also commented on a review process and bonding. The Chair suggested that the Board draw up some general guidelines so that decisions can be consistent and as fair as possible, and stressed the need to complete these projects expeditiously. She also commented strongly on the need for a reasonable time limit on a project involving public improvements.

The Chair distributed a commentary on the Roads portion of the proposed subdivision regulations based on the comments of both Donald Phelps and Harvey Goodwin. Both Goodwin and Phelps feel that a two foot shoulder is adequate. Ed Rowehl referred to consultations with the Road Agent, who opts for a four foot shoulder. The consensus of the Board was that the shoulder should be four feet. There was discussion of the % of grade which the Board agreed could be 10% or as specifically agreed by the Planning Board. The site distance provision of four feet for snow was discussed, with the suggestion being made that it could be worded "site distance profile for higher than two feet." There was some discussion about concrete culvert as opposed to metal culvert and whether the cover should be two to two and one half feet or the three feet already established by the Board. The consensus was to go with the three feet. The Chair suggested that an example of a road profile be made part of the regulation and requested that the members of the Board provide her with copies of any comments or critiques of the proposed subdivision regulation so that they may be considered for incorporation into the document.

The Board authorized the Chair to write a letter to Sonya McKinlay explaining her situation as far as the grandfathering of gravel pits is concerned and explaining that a permit is not needed if the material is only sold to the Town or the State, as long as there is compliance with the reclamation requirements.

Minutes of August 1, 1991: Ed Rowehl moved to accept the minutes as printed. Barbara Elia second. So moved unanimously.

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

Respectfully submitted,
Barbara Elia, Secretary