

Minutes of the Antrim Planning Board Meeting September 19, 1991

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; Nancy Timko; David Essex; Rod Zwirner.

Representing the Swift Water Girl Scout Council were: Nancy Frankel, Missy Long, David McDonough, and Tom Somers.

The Chairman opened the meeting at 7:35 P.M.

Notices:

Meeting held by the Rockingham County Conservation District relative to Soil-Based Lot Size to be held October 10, 1991. The Chair asked the Board to approve the attendance of the Chair, Judith Pratt and the Secretary, Barbara Elia. David Essex moved and Nancy Timko second. So moved unanimously.

Meeting at Harris Center on Impact Fees Wednesday. David Essex will make an effort to attend.

The Chair reported that Rod Zwirner, Bob Varnum and herself inspected the Watterson and McKinlay gravel pits which are in the same area of Town. Rod Zwirner observed that the McKinlay pit collects water. There were comments on the condition of these pits as they relate to the reclamation requirements. Rod Zwirner moved to issue a permit to operate a gravel pit to Richard Watterson, and for the Chairman to write to Sonya McKinlay defining her exempt status, as she presently sells only to the Town of Antrim. Ed Rowehl second. So moved unanimously.

Tom Somers, Engineer with Costello, Lomasney and deNapoli the firm representing the Swift Water Girl Scout Council met with the Board to discuss plans for the Camp Sachem property. He presented a layout of the property and explained that the purchasers are planning a complete renovation and hope to change the access point. The plan is to accommodate approximately 250 summer campers with a maximum of 400 on weekends and at special events. There will be some winter use. They plan to renovate some of the existing structures and to redo the water and septic systems. The Council will be meeting all environmental concerns. They hope to keep the boat house and the docks. They plan to use canoes, etc. and will only have a power boat for reasons of safety. Somers stated that the Council will comply with all shoreline protection regulations both Town and State. Representatives of the Girl Scouts who were present confirmed that there is a valid purchase and sales contract in effect and it was stated that they are planning to take from six months to one year to get the operation going. The intention is to use the West side of the property without impacting the existing wetlands. The Council does not want the area to be centralized by the lake and plans for some remote camping areas. Before starting they will be before the Planning Board for a Site Plan Review. The consensus was that this use of the property would be

acceptable. Ed Rowehl commented that the Building Permit procedure goes through the Building Inspector. There were some comments on the impact of the traffic on Gregg Lake Road and the possible use of alternate routes. There was further discussion of emergency routes possibly over Craig Road to Old Pound Road. Rod Zwirner commented on the trails to Willard Pond and Bald Mountain and a meeting of the Selectmen, the Building Inspector and the Conservation Commission was suggested. There was also reference to a dry hydrant for fire protection.

Possible Zoning Changes to be proposed at the March 1992 Town Meeting. It was suggested that the members of the Planning Board attend the Board of Adjustment meeting October 8 to get their input as to problems they might be having with the Ordinance. This date will be confirmed with the ZBA.

There was some discussion of rescheduling the Planning Board meetings and maybe reducing the number of meetings a month. The suggestion was made that public hearings be scheduled the second and fourth Thursdays of the month.

David Essex moved that the Board go into Executive Session under RSA:91-A.3.II.(e) to discuss pending litigation at 8:25 P.M. Rod Zwirner second. The vote: Ed Rowehl, yes; David Essex, yes; Rod Zwirner, yes; Nancy Timko, yes; Judith Pratt, yes. So moved unanimously.

Meeting reconvened at 8:30 P.M.

Subdivision and Site Plan Review: There was discussion of premature development as it relates to extension of water and sewer services. Silas Little advised the Board that the premise that the extension has to support itself is incorrect and advised the Board and the Sewer and Water Commissions on the State regulation pertaining to extension of water and sewer lines. The Chair reported that the only comment made by Carol Ogilvie of the SWRPC on the Subdivision and Site Plan Regulation was to use "non-acceptance" in place of disapproval in the matter of an Application. There was further discussion of the document with it being noted that the public hearing is scheduled for September 26.

Minutes of the September 12, 1991 were addressed. David Essex moved to accept the minutes as printed. Ed Rowehl second. So moved.

David Essex commented on the law as it pertains to selling gravel to a Town or the State. The Chair confirmed that the operation must comply with reclamation standards.

Ed Rowehl moved to adjourn. Nancy Timko second. Meeting adjourned at 9:05 P.M.

Respectfully submitted,
Barbara Elia, Secretary