

Minutes of the Antrim Planning Board Meeting November 7, 1991

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

The Chair opened the meeting at 7:35 P.M. and introduced the Board. The first subject to be addressed was the Application for Annexation and Subdivision submitted by Chris Baker-Salmon for property located on Route 9 in the Highway Business District. (Tax Map 9 Lots #018 and #327) The Chair pointed out that the plan did not display the seal and signature of the surveyor among other omissions per the Subdivision Regulation. After some discussion the Board agreed to send a letter to Chris Baker-Salmon outlining the discrepancies and postpone the scheduling of the Public Hearing until the matter is corrected.

George Cole accompanied by his surveyor, Dennis McKinney met with the Board to discuss the possibility of subdividing a lot off the corner of his property located on Reed Carr Road and Brackett Road. (Tax Map #8 Lot #267, lot #6 of the Coughlan Subdivision) There was some discussion of the status of Brackett Road, whether it is a Class VI Road or Discontinued. Ed Rowehl expressed the opinion that it was discontinued in the 1920's. The Chair pointed out that the Selectmen have authority over Town roads. There was further discussion of the authority of the Board of Selectmen vs the Planning Board in the matter of new roads and of abutters rights in the matter of discontinued roads. Mr. Cole was advised to establish the status of the road before he continues.

Inspection of Grandfathered Gravel Pits: The Chair suggested that time is short and the grandfathered pits owned by Stuart Gross, Smith Harriman, Steve Jones, and Matt Chauncey should be inspected before snow flies. The Board will try to meet for an inspection on November 20, taking into consideration that the days are getting shorter.

Minutes of October 24, 1991 were addressed. On page 2 item b. Hugh Giffin moved to change the wording to: for that required for four bedroom homes." Nancy Timko second. So moved unanimously.

Highway Business District: Hugh Giffin contributed that upon studying the tax maps he has discovered that there are many areas of small residential lots in the Highway Business District that will have to be considered in redefining that District. There was discussion of the need to inform the persons affected of any zoning change, the need to study the situation and possible sites for Commercial Development.

Highway Business District Setback Special Provisions. There was some discussion and Hugh Giffin recommended not to work on it now

but to correct it at a later date. The consensus of the Board was to agree.

Chris Baker Salmon met with the Board to check on the status of his Application. The Chair informed him of the Board's problem with the Application as presented and provided him with a letter outlining the discrepancies. Baker-Salmon took the letter and advised the Board that he will make the necessary corrections in order to expedite the scheduling of the public hearing.

BOCA Code: The Chair reported on her investigation of the advisability of doing away with the BOCA Code as the Town Building Code. She has talked with many local Building Inspectors and Contractors and the consensus is that if the Town does not use BOCA it should have something in its place. One point made by the Home Builders Association of New Hampshire was that BOCA is accepted by all insurance companies. Hugh Giffin spoke to the fact that BOCA is very complicated and suggested that the Town come up with something to take its place. A comment was made relative to the liability of the Town in the case of errors made by the Building Inspector. David Essex expressed the opinion that some oversight procedure is necessary. There was continued discussion after which the Chair asked for a vote or some other action. No action was taken.

Hugh Giffin made the motion to adjourn. Nancy Timko second. Meeting adjourned at 10:15 P.M.

Respectfully submitted,
Barbara Elia, Secretary