

Minutes of the Antrim Planning Board Meeting December 5, 1991

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; David Essex; Hugh Giffin; Rod Zwirner; Marie Slugaski, Alternate sitting for Thelma Nichols (resigned) and Barbara Elia, Alternate sitting for Nancy Timko.

The Chair called the meeting to order at 7:35 P.M. and introduced the Board. (as noted above)

Chris Baker Salmon: Public Hearing for the annexation of lot #018 to lot 327 and the further subdivision of this lot into three parcels, 7.98 acres, 5.09 acres and 2.15 acres. This property is located on Route 9 in the Highway Business District. (tax map 9 lot 327) The applicant stated his intention to deed the 5.09 acre lot to the State of New Hampshire to add to their wetlands acreage. The Board stated the need for a curb cut and State subdivision approval for the 2.15 acre lot. Baker Salmon assured the Board that Applications have been made for these approvals. The Chair informed the Applicant of the need for a Site Plan Review if he intends to use the property for commercial purposes. There was discussion of the requirements to be met for minimum lot size in wetland areas. Requirements for the lot to be deeded to the State were also discussed and it was agreed that the Chair will consult with legal counsel in this matter. There was discussion of the hundred year flood line, the seasonal high water mark and the need to check the flood maps. It was suggested that the Applicant reconsider the layout of his lots to make them more conforming. The Board agreed to continue this hearing until December 19, 1991 at 7:30 P.M. for the purpose of acquiring more information.

Rod Zwirner made the motion that the Board enter into Executive Session under RSA 91-A:3 at 8:20 P.M. for the purpose of discussing pending litigation. Marie Slugaski second. So moved unanimously.

Meeting reopened at 8:29 P.M. David Essex moved to set the date for the reopening of Case #9003, Great Brook Cluster Subdivision, Robert Cloutier, Kenneth Cloutier and Normand LaPlante, Applicants. Rod Zwirner amended the motion to set the date for January 2, 1992 at 7:30 P.M. to reopen Case #9003 (Great Brook Cluster Subdivision) Robert Cloutier, Kenneth Cloutier and Normand LaPlante Applicants, for the purpose of granting an extension of time for the Approval; or as soon as the Chair feels is possible. Hugh Giffin second. The vote on the amendment was positive. Rod Zwirner moved the amended motion. Hugh Giffin second. So moved unanimously.

Zoning Changes: Having previously voted on the proposed Zoning Amendments for the 1992 Town Meeting, the Board agreed to schedule the public hearing for January 2 at 8:00 P.M. They will be posted and advertised in the Peterborough Transcript.

Building Code/Liability to municipality: The Chair made the Board aware of the opinion put forth by Board Attorney, Silas Little of the aforementioned matter. In his opinion there is no liability except in a case of fraud.

The Board agreed to order six copies of the 1992 version of the NH Planning and Land Use Regulations from SWRPC at a cost of \$5.00 to \$7.00 per copy. The form was referred to the Selectmen's Office to see if they had a need for copies.

David Essex moved to officially post the Zoning Amendments to be officially considered at the 1992 Town Meeting. Marie Slugaski second. So moved unanimously.

Minutes November 21, 1991 were addressed. Hugh Giffin moved to approve the minutes as presented. David Essex second. So moved unanimously.

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

Respectfully submitted,
Barbara Elia, Secretary