

Minutes of the Antrim Planning Board Meeting October 13, 1994

Present (Planning Board): Judith Pratt, Chairman; David Boule' ex officio; David Essex; Alternate Peter Moore sitting for Wayne DeKoning; Alternate Kenneth Akins sitting for Edwin Rowehl and Planning Board Attorney Silas Little.

Present: Selectmen Philip Dwight and Thomas Davis

The Chairman opened the meeting at 7:30 P.M. and introduced the Board as noted above.

Minutes September 29, 1994: David Essex moved to accept the minutes as presented. Kenneth Akins second. So moved unanimously.

Camp Chenoa - Swiftwater Girl Scout Council Technical Report: Selectman Philip Dwight opened by expressing the Selectmen's concerns after reviewing the Technical Report prepared by Thomas Sommers P.E. of Costello, Lomasney and deNapoli engineers for the proposed Site Plan. Dwight expressed the opinion that this report warns the Town of a deficiency in the road and the bridge. Dwight also is concerned that the Planning Board has the opinion that the roads are in the purview of the Selectmen and stated that this meeting is to determine the obligations of each particular group. Chairman Pratt pointed out that the Selectmen had raised concerns about the road and bridge. Selectman Tom Davis noted that the Girl Scouts are suggesting improvements at a cost of \$300,000 for that area west of the Town Beach. Selectman and ex officio member of the Board David Boule' commented that the Selectmen should determine the cost of repairs. Phil Dwight reiterated that the duties of each Board be defined. Chairman Pratt reported that she has talked to Louis Caron of Caron Engineering about an independent review of the Technical Report and he figures that the report will be available around the 18th of October. She also made clear that the cost of this independent review will be borne by the Swiftwater Girl Scout Council. To a question about a developer's responsibility to contribute to off site road improvements Attorney Silas referred to case law K.B.W. vs Town of Bennington which still stands. Little stated that the Selectmen's input on roads is crucial in the final Planning Board approval; the Selectmen approve the developer's suggestion and from there the Planning Board proceeds. He also commented that in his opinion the Selectmen need to be satisfied with any proposals in order to continue. Selectman Phil Dwight observed that the bridge does not meet standards and that until this project started it was sufficient for its use and asked if the Town is required to pay a large sum of money to improve the situation. There was further discussion of periods of high use, the contribution of the Girl Scouts to this use, and the fact that the traffic count was taken in such a period thus flattening out the count for a full year. Attorney Little referenced the Town's Capital Improvement Program and the Town's ability to delay on the basis of premature development as

these improvements have not been planned. Little suggested that if the road is determined to be good enough as it is there are alternative remedies namely a warning sign 200' in front of the bridge "one lane pass with caution" and signage at various points along the road. The point was made that traffic generated as a result of the Girl Scout Camp would be unaware of road conditions and signage would serve as a warning. To a question about the Town's support for any proposed road improvements Little suggested that plans could be included in the Capital Improvement Program. Little also commented that the Selectmen can take "reasonable" action to a formal notice of deficiency. He suggested that a traffic engineer review the project for signage and posting and suggested that the Town meet with the engineer to raise any concerns and to give him (the engineer) an idea of what the Town wants covered. There were further comments on the condition of the road and the need for signage to warn passing motorists. It was noted that the bridge was classified E2 by the State. Little advised the Boards that if the Site Plan is approved the Selectmen will have the obligation to bring the improvement proposal to Town Meeting at some time in the future. It was noted that the Selectmen are considering a pre-stressed concrete slab for bridge planking. Little suggested that the Selectmen adjourn the Continued Public Hearing scheduled for October 20 to another date to give the Board time to absorb the independent review of the Technical report. Judith Pratt commented that there will be an additional expense if the engineer attends a meeting. Phil Dwight asked that the engineer include some recommendations as to signage in his report. He referenced AASHTO as it was referenced in the Technical Report. Little suggested that the engineer, Louis Caron be asked about the appropriate point on the road from which to consider improvements or signage. Little also noted that it would be sufficient for a couple of representatives of the Board to be present at the meeting with the engineer so that he knows where everyone stands. Little also clarified the position of the Planning Board as it applies to roads. The road can only be improved with the Selectmen's approval. Bonding for engineering costs and the need for the Selectmen to give the Planning Board a written recommendation of what they want done was noted. Little observed that the Selectmen are entitled to exercise reasonable judgment in this matter. Phil Dwight observed that care should be taken that the Town does not take on an unreasonable economic responsibility. Little noted that most engineers are familiar with municipal concerns. Chairman Pratt will contact Caron Engineering and schedule a meeting sometime next week. Attorney Little also cautioned the Board to require certification that the Plan submitted to the State is the plan submitted to the Board as part of the Application. The consensus of the Board is that the Continued Public Hearing scheduled for October 20 will be continued to November 10 to provide the Board with time to absorb the independent engineer's review.

SWRPC Quarterly Meeting: The Board agreed to approve the expense of David Essex's attendance at the SWRPC Quarterly Meeting.

David Boule made the motion to adjourn. David Essex second.
Meeting adjourned at 9:50 P.M.

Respectfully submitted,
Barbara Elia, Secretary