

Minutes of the Antrim Planning Board Meeting February 2, 1995

Present: Judith Pratt, Chairman; Hugh Giffin; David Essex and Michael Oldershaw.

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

Swiftwater Girl Scout Council (Camp Chenoa): The Chair reported on a conversation with Board Attorney Silas Little relative to the Development Agreement. Little has suggested that the Board require certification that the Swiftwater Girl Scout Council Board of Trustees agree with the project as presented and the expenditure of funds for the repair of the bridge. The Chair has contacted the Girl Scouts and they will produce such certification. The Chair pointed out some minor changes in the Development Agreement suggested by the Girl Scout Attorney. The Board reviewed the changes and agreed to accept them as noted. The Board also reviewed a copy of the revised agreement provided by the Board of Selectmen.

Correspondence:

Letters to all Board Members from Senator Jeanne Shaheen, District 21 in reply to the letter stating the Board's position on locating a prison on the Maruzen Real Estate America property.

The Chair pointed out that there is nothing on the agenda at present and asked the Board's pleasure. Michael Oldershaw moved to cancel the February 16 and March 2 meetings and since the March 16 meeting conflicts with Town Meeting to reschedule it for March 23, 1995 at 7:30 P.M. Hugh Giffin second. So moved unanimously.

Minutes January 19, 1995: Hugh Giffin moved to accept the minutes as presented. Mike Oldershaw second. So moved unanimously.

Hugh Giffin made the motion to adjourn. Mike Oldershaw second. Meeting adjourned at 7:45 P.M.

Respectfully submitted,
Barbara Elia, Secretary

Letter of Agreement
Between the Town of Antrim
and
Swiftwater Girl Scout Council
re: Camp Chenoa

The following is the Town of Antrim's understanding of agreement with the Swiftwater Girl Scout Council with respect to the repair/replacement of the bridge and causeway located on Gregg Lake Road just East of the junction of Brimstone Corner Road and Craig Road.

The bridge and causeway will be replaced with appropriately sized culverts to allow for adequate water flow between the two ponding levels. Costello, Lomasney and deNapoli, Inc. will prepare the necessary hydraulic calculations as part of the Girl Scout's contribution to the project. Replacement of the bridge will allow for an 18" wide paved roadway. Guard rails in the vicinity of the bridge may also need to be considered.

The causeway will be widened along its entire width using rip-rap and stone from various sources including the Girl Scout property. In order to provide a good structural base, the stone will be reinforced with tailings and processed stone, as can be made available from the Town and/or Girl Scout property. It is understood that the Town will provide the crushed gravel sub-base and the necessary pavement to widen and overlay the causeway.

The Girl Scouts will contribute up to \$25,000 including materials and equipment time. The Town of Antrim and the Swiftwater Girl Scout Camp will together determine what portion of the \$25,000 will be in materials, equipment time, or cash.

It is anticipated that both the bridge replacement and the causeway widening will be completed in the 1995 construction season.

WWT || It is understood that this agreement is based on approval by the Antrim Planning Board of the plans for up to 250 campers, and upon approval at Antrim's Town Meeting of the Warrant Article appropriating funds for the Town's portion of the cost. Should, || in the future, a plan be developed for additional capacity at the camp, the Town of Antrim reserves the right to review this agreement.

Town of Antrim, Board of Selectmen

Swiftwater Girl Scouts Council

Date



The State of New Hampshire
Senate
State House, Concord

January 19, 1995

Ms. Barbara Elia
Antrim Planning Board
Town of Antrim
P O Box 517
Antrim, New Hampshire 03440

Dear Ms. Elia:

Thank you for your letter regarding the possibility of siting a state prison facility within the town of Antrim. I certainly understand the concerns you have about the potential impact of such a facility on a small community like Antrim.

As you are probably aware, the consultant's recommendations relative to the Antrim site will require legislative approval before any action is taken. I would encourage you to continue to make your voice heard as the prison proposal moves through the legislative process. Rest assured that I will consider the issue very carefully before voting on any such proposal.

I appreciate your taking the time to write and value your perspective on this issue.

Sincerely,

A handwritten signature in cursive script that reads "Jeanne Shaheen".

Senator Jeanne Shaheen
District 21

JS/cj/1015Z

JUDY PRATT

ANTRIM PLANNING BOARD

Development Agreement

This Development Agreement is entered into this _____ day of _____ between Swift Water Girl Scout Council, Inc. (hereinafter called the "owners") with an address 88 Harvey Road #4, City of Manchester, County of Hillsborough and State of New Hampshire and the Town of Antrim, a Municipal Corporation, with an address of Main Street, Town of Antrim, County of Hillsborough and State of New Hampshire. This agreement is addressed to the site plan review entitled "Camp Chenoa" land of Swift Water Girl Scout Council, Inc. Tax Maps 2 and 5, Lot 1571 and 833 Antrim, New Hampshire prepared by Costello, Lomasney and deNapoli, Inc. dated May 24, 1994, last revised October 5, 1994 Job No. 91116.16 and refers specifically to those items on Pages 81, 82, 83, 84 & 85 and an agreement made with the Selectmen of Antrim, County of Hillsborough and State of New Hampshire to contribute toward the replacement of the bridge located on Gregg Lake Road just East of the junction of Brimstone Corner Road and Craig Road and the causeway leading to the bridge.

Said engineering drawings (hereinafter called the "Plans") concern the development of property located on Brimstone Corner Road in the Town of Antrim.

1. Obligations. It is agreed that the owners, jointly and severally, their heirs, successors, executors, administrators and assigns, shall implement and construct said development in accordance with the plans which received final conditional approval of the Antrim Planning Board on the _____ day of _____, 199_. All revisions of the plans must be approved by the Antrim Planning Board. It is further agreed that the Owners, jointly, and severally, shall be obligated by the following terms and standards:

1/26/95
JA
JWW

A. That the Owners shall abide by the Ordinances of the Town of Antrim.

B. That the Owners shall implement and construct work only as approved by the Planning Board and shall comply with all requirements and site plan regulations adopted 1989.

C. That all necessary State and Local permits shall be secured prior to any initiation of any construction activity and copies shall be filed with the Town of Antrim Building Inspector. The terms of all permits shall be complied with during the periods of construction activity. All work performed prior to approval by any agency shall be at the Owner's own risk.

*Site work will
if best efforts to
complete by*

*Septic system Govt
Permit Council will
make its best
efforts to
complete by*

D. The construction of the improvements as shown on the plans Pages 81, 82, 83, 84, 85 ~~must be completed by~~. This is to provide for a total capacity of two hundred fifty (250) campers. Any construction or increased capacity on this site after this date must be approved by the Antrim Planning Board and comply with the Site Plan Regulations in effect at that time.

E. The work shall consist of:

- (1) The completion of any unfinished work approved in "Phase 1" and "Summer 1994"
- (2) Page 81: Stables and Riding Rings
Complete Maintenance Building and Septic
All access/Roads not built yet
Associated Utilities/Camper Unit #5 (No flush toilet planned. All "Portable" toilets except main)
- (3) Page 82: Greeting Pavilion
Complete Septic
Rangers House & Septic
Administration Building
Multi Use Building
Camper Unit #1 (ADA) w/flush toilet
Camper Unit #4 w/flush toilet
Roads/Access not built yet
Associated Utilities
- (4) Page 83: Dry Hydrant
Camper Unit #2 w/CTS
Camper Unit #3 w/flush toilet
Associated Utilities
Boardwalk/Walkways
Associated Access
- (5) Page 84: Program Center
Cabin Renovation
CTS/Utilities next to Program Center
Complete Boardwalk
- (6) Page 85: Camper Unit #8
Arts & Crafts Addition
Toilet/Shower house next to Arts & Crafts
Complete site work near Arts & Crafts (Ind. Utilities)
Complete Waterfront
Walkways
Dry Hydrant

(7) Any construction or other work needed to meet the requirements of the Antrim Fire Department.

(8) Any contribution required by the agreement with the Selectmen to improve the Gregg Lake Road and bridge.

2. Bond. Prior to Planning Board signature of the Plans, a performance bond, an irrevocable letter of credit (from a recognised bank or savings/loan institution) or other form of security suitable to the Town of Antrim and its attorney shall be posted by the Owners with the Town of Antrim in the amount of Twenty Five Thousand dollars (\$25,000) to cover the Owners share of the cost of replacing the bridge and improvement of the causeway on Gregg Lake Road.

The form of letter agrees to Commencement to diligently complete said road project immediately upon SW65C posting the bond.
For the purposes of this Agreement, the security posted by the Owners is hereafter referred to as "Bond" which by such term, security posted shall be hereinafter referenced.

3. Conditions for Release of Bond. The Bond posted by the Owners pursuant to Paragraph 2 shall assure Owners contribution to the replacement of the bridge and improvement of the causeway on Gregg Lake Road. The Bond may be reduced from time to time pursuant to the provisions of New Hampshire Revised Statutes Annotated Chapter 674, Section 36. The procedure for reduction of security shall be the determination of the value of any contribution provided by the Owners. This value shall be determined by agreement between the Owners and the Selectmen of the Town of Antrim. Any remaining funds shall be retained by the Town of Antrim as the Owner's contribution to the improvements to the bridge and causeway and shall be released to the Town on completion of the project.

4. Plans. As built plans shall be submitted to show all underground connections for water, sewer, gas, electric, oil tanks and any other underground services.

5. Owner's Responsibility. The Owner shall follow exactly the plans which have been approved. Any changes must be submitted to the Planning Board for review and approval.

6. Signature of the Plan. The Planning Board shall sign the plan upon receipt of all permits, copy of agreement with the Antrim Fire Department, copy of the agreement with the Selectmen of Antrim for the replacement of the bridge and improvement of the causeway on Gregg Lake Road and posting of Bond by the Owner with the Town.