

Minutes of the Antrim Planning Board Meeting May 10, 1990

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; Nancy Timko Alternate, sitting for David Essex; Barbara Elia Alternate, sitting for Donald Chambers; Rod Zwirner. William MacCulloch, representative from Antrim Water and Sewer Department was also present.

The Chairman opened the meeting at 7:30 P.M. The first item on the agenda was a design review hearing for Robert Cloutier, Kenneth Cloutier and Normand LaPlante. Edwin Rowehl stepped down from the Board as he is an abutter. Robert Todd Jr., Surveyor; and Jennifer Cole, engineer with Cowan and Cricenti Eng. Assoc., Inc., represented the Applicant. Robert Cloutier presented a completed application with all certifications and letters from different departments which are applicable to the project. Robert Todd Jr., presented the proposal and distributed copies of the plan to interested abutters and the Board. The proposed development is for the subdivision of a 65.314 acre parcel with frontage on West Street and Hilton Avenue. The application proposes to subdivide a 7.26 acre parcel with frontage on Hilton Avenue and located in the residential district leaving ~~58.938~~<sup>58.038</sup> acres to be developed into a cluster development of 28 lots. It was established that the minimum lot frontage will be approximately 100 feet and that there will be a buffer strip of 50 feet on all sides of the development. The total area of open space will be 34.465 acres or 63%. Todd indicated the drainage easements, slope easements and sewer and water placement on the plan. The plan is for the road to be a public highway with a right of way of ~~60~~<sup>60.50</sup> feet. Wendy Carey, an abutter raised questions about the width of the road and the location of sewer and water lines. Richard Withington, abutter had further questions relative to the road. Engineer Jennifer Cole outlined the engineering concept. She indicated that the sewer design has been approved by the State of New Hampshire. The subject of bonding for the road, the sidewalks and the water and sewer improvements was addressed. The Applicant indicated that the plan has been reviewed by the sewer and water department, the fire chief, and is currently being reviewed by the State of NH. The subject of drainage was discussed with the applicant making assurances that there will be catch basins to divert the water back onto the applicant's property. Sight distance at the intersections was addressed and the engineer stated that it is adequate. The developer will be grading to achieve the 200 foot sight distance. Mrs. Rowehl, an abutter asked if the developer plans to clear cut the property and was assured by Robert Cloutier, the developer, that the lots will be cleared as the homes are being built, and he further assured the assembly that there will be no clearing in the buffer strip. There will only be some necessary clearing for right of ways, water and sewer lines, and other utilities. Mrs. Rowehl also asked for some guarantee that these lots will be for one family houses. Todd addressed permitted uses for a cluster development under the Antrim Zoning Ordinance and Subdivision Regulations and

*See Minutes 5-17-90*

established that none of the lots is large enough to support a duplex. Further questions were raised about the status of the development in the event that the lots do not sell and covenants. Robert Cloutier stated that there have to be covenants on file with the Attorney General by the nature of the cluster development. Ed Rowehl observed that this is maximum density for this lot and asked about the status of the 7+ acre lot on Hilton Avenue. It was noted that this lot in the residential district could be developed later. Selectmen Rowehl had additional questions relative to the flow of water. Cole explained the engineering procedure to be used. Richard Withington had a question about the difference in elevation between the highest and lowest point or to the average point. which was addressed by Engineer Cole, who indicated that the slope of the road is fairly mild. Withington also asked why the sewer line does not follow West Street. Cole also pointed out the problems encountered because of the location of the brook. Wendy Cary inquired about impact studies, which the developer indicated had been done for the previously planned 40+ lot subdivision. It was pointed out that since this plan has been abandoned the studies will have to be redone. Chairman, Judith Pratt stated that the need for a study will have to be determined by the Board at the proper time. Rowehl had further questions relative to the size of a lot in the rural zone, the number of lots proposed, and about the wetlands. Todd stated that a soil scientist had investigated the location of wetlands, and he referred to the density requirements for a cluster subdivision in the Antrim Regulations. Rowehl asked about deduction of the area used for roads in their calculations for the project. It was indicated that the road area is 2.9 acres and has been considered. There was some discussion of the previously proposed project and the Chair made it known that this proposal had not been denied but that the plan had never been completed. Normand LaPlante made further comment on what had occurred in the past. Chairman Pratt outlined the procedure to be followed for the proper submission of an application. Rowehl addressed the water main and its relative size. Chairman Pratt introduced the matter of a side walk with the developer stating that it is not on the plan but it could be considered. LaPlante agreed that the developer intends to make a fair contribution to the upgrading of West Street and commented on the need to address this under the new proposal. The assembly was assured that this is an informal discussion and that no decisions can be made as a result of this discussion. Withington asked about the conditions on the 50 foot buffer zone and was assured that nothing can be built on this buffer strip such a zone is required for a cluster development only. There were questions raised about the length of time for the project to be completed, the use of the buffer zone and the common land that is owned by the development. It was established that the buffer strip cannot be used as a right of way. The question of a time frame for the project's completion was raised. It was established that this was addressed in the State of N.H.R.S.A. with the consensus being that subdivision approval is good for approximately 4 years. Conditions for paving the road were discussed with the need for bonding being

stressed. Rod Zwirner asked if any of the lots can function with just one pumping station and it was established that the four at the entrance to the development could. Zwirner stated that this is a concern for the Sewer Commission. They will have to consider how many lots will have to be sold to maintain the second pumping station. Commissioner, William MacCulloch, stated that the commission is considering this problem. Withington asked about style or square foot area requirements for the buildings. The developer has no criteria and feels that the cost of the lots will be reflected in the type of housing. LaPlante expressed the opinion that the size of the lots indicate that they will support two or three bedroom homes, and he feels that restrictions are not necessary as the cost of the lot will place the restrictions on the type of construction. Board Member, Nancy Timko had questions about the need for a minimum number of owners to form a condo/homeowner association. Pratt expressed the need for a bond to protect the Town. It was determined that the Cloutier LaPlante Group are developing the lots only, and that prior to approval the condo/homeowner documents will have to be approved by the Attorney General. Wendy Carey questioned the application which had been made previously and if the impact studies were available. These are available during business hours at the Town Hall. The Chair closed the public hearing for Design Review of the Cloutier, etals Cluster Subdivision.

Richard Jacquin addressed the Board inquiring about the possibility of erecting a garage on the property of Ralph Whittemore located on Route 9. It was indicated that this is in the highway business district and a garage is a permitted use. There was some discussion of the the type of business intended. and the whether or not there would be a need for a site plan review. It was established that inasmuch as, this will be a new establishment there should be a site plan review. Mr. Jacquin was informed that he would need to make application for same following established procedure.

Judith Pratt announced a planned workshop at the Harris Center on "How to Use a Lawyer".

Minutes of the May 3, 1990 meeting were addressed. Ed Rowehl pointed out that, on the first page in the 1st paragraph as it pertains to the Baker-Salmon proposal, the word "would" be changed to "could". In the first paragraph on page 2 make an editorial correction. Edwin Rowehl moved to approve the minutes as corrected. Second Rod Zwirner. So moved.

Motion to adjourn.

Respectfully submitted,  
Barbara Elia, Secretary