

Minutes of the Antrim Planning Board Meeting August 9, 1990

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; Nancy Timko; Bruce Jeffery; Rod Zwirner; David Essex.

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

Robert Ward met with the Board to discuss a possible subdivision of his property, located on the West side of Town off Willard Pond Road. The question of the use of a surveyor who is licensed outside of the State of New Hampshire was raised. The Chair suggested that Mr. Ward consult with a New Hampshire attorney or a New Hampshire surveyor to get information on the N.H. State Statutes. The need to abide by the State Law was emphasized. It was agreed that it is permissible to have the stamps of both states on the plan. There was further discussion of the legality of a Surveyor from another State issuing a plan in the State of N.H. Mr. Ward will research the question and return to the Board with a completed application.

Edwin Rowehl, ex officio, stepped down as he is an abutter to the proposal to be discussed. The Chair referred to a letter from Attorney Silas Little relative to the Great Brook Cluster Subdivision Agreements. This agreement still refers to 28 lots and the change to 27 lots has not been noted. The Chair asked the Board's pleasure relative to the Board attorney reviewing the Great Brook Cluster Agreement for its validity. There were questions from the Board as to who would bear the cost of such a review, and at which point this should be done. The Board reviewed the report of the planner, Karen Cullen, and discussed the summary at the back of the report. The Board also discussed the location of the driveways which Cullen recommends be determined in advance of the approval. The lack of a fifty foot buffer on the Western entrance to the development was noted. Cullen also suggested that the Board require the Developer to make a note on the plan specifically delineating lot 29 which is also a separate subdivision. Easements and the location of same were also discussed. The subject of the upgrading of West St was raised with the possibility of consulting with the engineer being suggested. There was also a suggestion to consult the traffic study prepared for a previously considered application. The possibility of consulting Karen Cullen was also noted. The question of just who would pay for this study was raised with the suggestion made that the Board consult with Attorney Silas Little. It was noted that the numbers will be different this year due to the increase of the number of students. The Board discussed the process involved in the approval of this Development. It was confirmed that the developer has agreed to have 27 lots instead of 28. There was further discussion of the impact if any to the school on West Street. The need for an estimate of the cost of upgrading the road was noted. Zwirner expressed concern for the safe access of walking students to the school. Discussed the liability for the sidewalks and the fact

that a developer could be required to put sidewalks on his land. The Board expressed great concern for the walking students. The hearing for the Great Brook Cluster Development was continued until August 16, 1990.

Ed Rowehl rejoined the Board and Harry Page met with the Board to discuss the status of his hearing before the Board of Adjustment. He commented that he will return next week to talk to the Board, if necessary.

The Capital Improvement Program was placed before the Board for discussion. The Chair commented that as a requirement under Article I, Section D. the Planning Board should see to it that the plan is updated annually. The Chair suggested that the CIP be upgraded each year by department heads to project the cost of planned improvements and inflation. She recommended that the department heads be requested to submit plans for future improvements on an annual basis, these proposals would be non-binding, and should the need arrive the funds could be allocated to more pressing needs. Some substitution might be necessary but there would be a plan to take care of necessary improvements to highways, sewer and water, fire department, police department, etc. The Chair suggested that this should be done well in advance of the preliminary budgeting process. Ed Rowehl pointed out that the corrosion control program has not been included in the program and it should be done. Desirability of the Water and Sewer Departments planning for future improvements was discussed. The Chair suggested that a star be placed at the end of the paragraph and that the detail be noted on the next page. There was further discussion about the Water and Sewer Departments planning for future improvements to the system. It was suggested that the Board write to the commissioners in regard to this matter. Chairman, Judith Pratt announced that she will be on vacation next week and will miss the August 16 meeting. It was agreed that David Essex will Chair this meeting.

Minutes of August 2, 1990 were addressed. Bruce Jeffery noted that he was indeed present. Rod Zwirner move to accept the minutes as corrected. Nancy Timko second. So moved.

Motion to adjourn.

Respectfully submitted,
Barbara Elia, Secretary