

Minutes of the Antrim Planning Board Meeting November 1, 1990

Present: Judith Pratt, Chairman; Bruce Jeffery; Dave Essex; Rod Zwirner; and Ed Rowehl, ex officio.

The Chairman opened the meeting at 7:30 P.M. and asked Ed Rowehl to step down for the purpose of discussion of the Great Brook Cluster Subdivision. The Board continued the public hearing of this subdivision until November 8. The Chair reported that the B. G. Miller has indicated that he will have answers to the Board's questions within a week. Abutter, Ed Rowehl reported that he accompanied Bob Varnum, Road Agent when he viewed the sight distance at the entrance in question and Bob has asked him to report that he sees no way to include the ditches and drainage in the existing layout. Varnum expressed the opinion that this will have to be addressed by a professional engineer in order to solve the problem of sight distance at this location. Snow removal and the height of the embankment were some of the problems discussed. It was suggested that the Developer's Engineer, Cowan & Cricenti do the design and that the Board's engineer do the review. David Essex raised the subject of sidewalks and there was discussion of the number of children who would be walking to school. The danger to these pedestrian children and the need for additional right of way to accommodate drainage, sidewalks and pavement was also discussed. David Essex commented on the Town's liability as it pertains to safety. There were additional comments to the effect that the road should be no less than it is now, as a result of this Development. Ed Rowehl rejoined the Board. As a result of a question to Selectman Rowehl it was established that the Town's storm water drainage plan is not very formal. It is just local and runs into the river.

Zoning Amendments: The Chair presented a rough draft of some items to be considered for amendment at the 1991 Town Meeting.

1) The rewording of Article XV (Originally XIV) on page 73 of the Antrim Zoning Ordinance, which pertains to the paving of parking lots in the Village Business District. After some discussion it was agreed to delete the line referring to parking lots located on a slope, with the Board agreeing that it is all right as written otherwise.

2) "Backlots" was the next item for consideration. There was discussion of the size of lots with the premise that the ratio could be three acres for the front lot and ten acres for the backlot in the Rural Conservation District and two acres for the front lot and five acres for the backlot in the Rural District, being set forth. Adding the restriction that there would be no future subdivision to control density, was also suggested.

3) "Guest Houses" as a permitted use under the Zoning Ordinance was the next matter for consideration. Questions about size and

provisions for septage were raised in the discussion. The Board will review this proposal and discuss it at a later date.

4) "Cluster Housing" in the Rural Conservation District to preserve open space was a matter placed before the Board for its consideration. Points raised were: determination of density, incentive for low cost housing, whether or not to subtract the wetlands and steep slopes before the number of lots is calculated. The advantages and disadvantages of the cluster concept were discussed. The point was made that this concept could be used for the Sachem property and could preserve the shoreline. David Essex commented on the development in Stoddard at the Antrim Town Line. The Board will take this matter under consideration and do some calculations to be presented for discussion at the next meeting.

5) "Green Space" as it applies to "Light Manufacturing" was brought up. The Chair asked the Board to consider whether or not the requirement that 50% of the setback be reserved for green space should apply to other uses. The Board will take this under consideration to be discussed at another meeting.

Ed Rowehl reported on a meeting held by the Board of Selectmen with Dave Cutter for the purpose of returning a portion of a performance bond for his property on Main Street (Post Office). He reported that Cutter has informed them that he will not be building this year and will be cleaning up the lot in front of the Post Office. Dave Cutter joined the discussion at this point and concurred that he will not be able to get the second building up this year. There was further discussion of the road to the back lot with Cutter referring to a revision which he believes he has presented to the Board. It was established that the Board has nothing in writing to this effect and that Cutter has not acquired a curb cut for his proposed second entrance to the property from the State of New Hampshire. He asked for the Board's input on his proposal for landscaping and the type of trees to be used. Mr. Cutter was advised to talk to Mark Tenney about the best variety of trees to be used for the purpose proposed. Mr. Cutter was advised that he should dress up the temporary sidewalk and level the rest of the lot. The Chair stated that the Town should retain a portion of the landscaping bond for seeding in case the project is not completed. Cutter suggested that the Town could use part of those funds designated for the sidewalk in case the project is not complete. Ed Rowehl called attention to the fact that the final paving must be done to make the backlot a legal lot. He observed that technically the lot does not exist if the road is not completed. David Essex expressed concern for pedestrian traffic and suggested the use of hard pack and rolling, so that it will be easier to walk on. There was further discussion of the delineation of the sidewalk area and plowing of same. Ed Rowehl informed the Board that the Selectmen have agreed to release a portion of the bond provided the landscaping is done by December 1. The balance to be extended for one year. Cutter has agreed to grade, remove the

pipe and other miscellaneous items and improve the area provided for walking. The Planning Board had no objection to the Selectmen releasing that portion of the bond.

The Chair asked the Board to consider the possible zoning changes for discussion at the next meeting. The subject of the budget for year 1991 was raised. The Chair went through the 1990 budget and expenditures to date line by line, and discussed the proposal for 1991. The need for a portable blackboard was expressed and \$200.00 was included for this purpose under the line "supplies". Estimates for printing the Subdivision Regulations have been solicited with \$630.00 for printing 200 copies of the Revised Subdivision/Site Plan Regulations being included under the line "printing". It has been determined that there will be an increase in the postage rates in 1991, with regular postage increasing to \$.30 and certified mail being increased to \$2.20, with the possibility of increased activity in the real estate field, the "postage" line was increased to \$1000.00. The advertising line was also increased to reflect the possibility of increased activity. The legal line and the SWRPC dues remain the same. Total effect on the budget is that it is reduced from \$15,000. in 1990 to \$14,200. for 1991. Contributing to this reduction is the removal of payroll expenses from the payroll line. The Chair will be meeting with the Selectmen on Monday November 26 to finalize the budgeting process. In the process of reviewing the budget there was an in depth discussion of the advantages of belonging to the Southwest Regional Planning Commission and David Essex informed the Board of the availability of a Model Gravel Ordinance for the Board's consideration when they get to this subject.

The Chair informed the Board of an Application for Subdivision received from Robert A. and Wanda G. Ward. This plan was surveyed by his son Robert A. Ward, Jr., of Ward's Surveying Services 22 Eleanor Drive, Vernon, Connecticut and the Chair will check with Board Attorney, Silas Little to see if this is legal in the State of New Hampshire. The Application will be check for completeness before a public hearing is scheduled.

The minutes of the October 25 meeting were addressed. Ed Rowehl pointed out that the process used on Gregg Lake Road is call "bomag" not "bulmag" as stated in the minutes. He also suggested that in the interest of continuity reference should be made to Nathaniel Hawthorne College not Hawthorne College. Comments were made on the statement that the Planning Board cannot ask a developer to build roads better than the Town is building them. The Chair pointed out that the Planning Board sets its own standards and the question of litigation on the part of a developer was discussed. Ed Rowehl moved to accept the minutes of October 25 as corrected. Rod Zwirner second. So moved.

Rod Zwirner moved to adjourn. Ed Rowehl second. So moved.

Respectfully submitted,

Barbara Elia, Secretary