

Minutes of the Antrim Planning Board Meeting November 29, 1990

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

Robert Cloutier and Normand LaPlante and their engineer, Jennifer Cole of Cowan and Cricenti were also present representing the Great Brook Cluster Subdivision.

The Chairman opened the meeting at 7:30 P.M. The first matter addressed was that of the Great Brook Cluster Subdivision, Planning Board File #9003. The Chair commented on her concern with the drainage from the development flowing onto abutting properties. Jennifer Cole stated that the plan was drawn following standard practices. There was further discussion of the problem of drainage and the direction that it would take. The Applicant agreed to direct drainage onto their own property. The Chair also asked the Applicant for an easement enabling the Town to enter the property for the purpose of cleaning the drains should this become necessary. The Chair also suggested that it be noted in the deeds that drainage from foundation drains should be handled so that it does not impact property of others. This was also agreed to by the Applicant. The fact that culverts under the road should be reinforced concrete was discussed and agreed to by the Applicant. The need for headers and spreaders on the drainage under the road was addressed. The engineer stated that this is not necessary on inlets and referred to the State Manual which has it called out as an option. Bob Cloutier argued that the plan complies with the Town Regulations as it is drawn. Normand LaPlante suggested that this be put aside and other problems be addressed. The fact that ditches should be at least two feet deep to accommodate twelve inches of pipe plus twelve inches of cover was noted. Jennifer Cole suggested that the ditches be located further back from the road to solve this problem. The Chair reported that the Road Agent has indicated the need for a four foot allowance for snowbanks not the two feet indicated on the plan. The Chair also pointed out that the Selectmen will have to let the Board know of the plans for the improvements to West Street (what the width will be at the entrance to the development), scheduled for 1992, in order to determine the width of the road at that entrance. The Developer argued that there is no provision in the regulation which requires four feet for snow banks but agreed to comply. Jennifer Cole referred to the letter from the Chairman to Cloutier and pointed out that the regulations do not suggest grades. She stated that Cowan and Cricenti has designed a safe intersection going off at 4% into 8% at the end of driveways so that water does not run across a road. The Board indicated that it was comfortable with the proposal. The Chair will get figures from the Selectmen and get back to the Applicant. It was suggested that the developer design the driveways for the lots and either build them or require that the future lot owners build them to the design. The Applicant refused this suggestion on the basis

that this will limit them from a marketing standpoint. It was suggested that the Road Agent could be provided with copies of the designs proposed by B.G. Miller and consider them when a permit is issued, as driveway permits are issued by the Road Agent. Jennifer Cole provided the Board with copies of all required permits and stated that the Developer had agreed with all the concerns of the Board except driveways, these will be established by the Road Agent. Bob Cloutier brought up the subject of sidewalks and it was established that the Board is asking for easements only. The Chair also asked for all easements in writing including those for the sewer and water pipes, pumping stations, etc. These will be given to Board Attorney, Silas Little for review before any decision is made. The Chair introduced the matter of bonding and mentioned the fact that a figure for the removal of ledge should be included. Normand LaPlante asked if the bond will have to be posted before approval is granted. The Chair will talk to the Board Attorney and determine what the prescribed procedure is. There was some discussion of the time frame with Robert Cloutier and Normand LaPlante signing a waiver extending the period of consideration until January 17, 1991. The public hearing for the Great Brook Cluster Subdivision was continued until December 6, 1990.

**Zoning Changes:** The Board discussed copy for proposed changes provided by the Chairman and agreed to review same. This will be discussed and a date set for a public hearing.

**Land Use Analysis:** Provided by Bob Panton of Southwest Region Planning Commission. The Board will review and this will be discussed next week.

There was minor discussion of the proposed meeting December 6 with Attorney Susan Leahy in regard to the Application for Special Exception by Hawthorne College.

The minutes of November 15, 1990 were addressed. Bruce Jeffery moved to accept the minutes as presented. Rod Zwirner second. So moved.

Motion to adjourn.

Respectfully submitted,  
Barbara Elia, Secretary