

August 14, 1974

A meeting of the Planning Board was held on the above date with all the members present.

Records of the last meeting were read and approved.

Merle Aborn, Jr. returned with revised plans previously presented for Malcolm E. and Avis T. French Ref. No. 72-2 for lots 3 & 4 and were approved for recording.

Robert Black presented the Board with plans of "Brookside Acres " Route #31 Phase #2, lots 8-15, which have been approved by the N. H. Water Supply and Pollution Commission. The preliminary plans were approved.

A Public Hearing is now necessary which will be held on our next meeting date Wednesday, August 28.

The Secretary will take care of the necessary procedures, i. e., post a notice in public place, publish notice in paper and notify abutters.

Richard Hermon of Windsor, N. H. from "Interlocken" approached the Board to advise them of his background and for future plans of the 220 acre tract of land purchased by him.

He has contacted the "land use " in Concord and presented us with the three suggestions and drawings of each. Plan #2 would be Mr. Herman's choice if he finds he is able to finance it.

An 80 page booklet will be published including all necessary information and we will receive copies, also copies of the excellent drawings done by the land use will be furnished us.

The Board agreed that this was the best presentation of a proposed "land use" subdivision and cluster housing that we have had presented to us.

Mr. Abbott advised us that he was unable to get a bread-down of the Planning Board funds; the majority of funds we know have been used by the Board of Adjustment for office equipment and for hearings.

It was felt that we should submit a financial report for the Planning Board at the Next Town Meeting.

Richard Schacht discussed the fact that the barn owned by Philip W. Baker is being purchased and would be used as a woodworking shop including laminating, and requested the approval of the Board. Mr. Abbot, father-in-law of Mr. Baker stepped down and turned the motion over to Vice-Chairman to officiate. The motion was entertained that the building would be a conforming use. Voted unanimously.

Mr. Abbott requested a copy of the flood plain booklet for the Conservation Comm. The Selectment have the copies.

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Mr. Abbott checked with the Selectmen, Chariman as to what had been done about violations of junk yards. The Selectmen and Mr. Abbott will cruise around the town again one day in the coming week, check on the previous list of violations and if they have not been corrected a letter will be sent to each individual giving them 30 days to conform to the laws.

Mr. Humphry is to find out what the State regulations are regarding the junk yards. This subject will be brought up at our next meeting.

Mr. Schacht mentioned a tract of land of 116 acres (1000 ft. on Elm Ave and 600 ft on Franklin Pierce Road) that might possibly be used for a retirement project , possibly a camp groud which would create an income. If and when it is brought before the Board and they think this is a legimate use, they would then be sent to the Board of Adjustment and require a public hearing.

Col. DeFoe brought the following items to the attention of the Board.

1. AMI is working on a sub division and will bring the results before the Board shortly.
2. An idea is entertained to join AMI and the Contoocook Valley Development Co.
3. Col. DeFoe is in the process of taking back ownership of the cabins at Lakeside and they will become housekeeping homes for retired people. He is receiving support from State and Federal Authorities. He will now need official approval from the Town.

Mr. Abbott announced that he had changed his opinion about having changes made in our Zoning Ordinance at this time. It was agreed that some of the changes we feel necessary could be amended to be effective in subdivision ordinance.

We could have a written guide line for other cases and handle each case on its own merit.

The recreational ordinance was discussed at some lenghts but it was decided to leave it as is for the present and if any problems arise they can be brought before the Board, and they can decide on the intent of the ordinance.

Richard Schacht and Charles Gilmore are to work on the admendments to be considered for the subdivision ordinance and bring in their recommenda-tions a month from now.

Meeting adjourned at 9:50 P. M.

Medred Dudley
Secretary