

The meeting of the Planning Board was called to order on August 13, 1975 with all members present, including Counsel.

A letter compiled by Counsel which included four (4) restrictions necessary for final approval of the Herman subdivision was presented and the Secretary asked to mail a copy of these restrictions to Mr. and Mrs. Herman to be attached to plan.

Robert Black informed us that the surveyor had made an error on his plan lot #1, Brookside Acres, whereby he had lost 6000 feet but has been able to obtain an adjoining piece of land which will compensate for this lost footage. Mr. Black has a document to this effect. He would like an adjustment of lines. All that is necessary for the Board to do is sign plan stating corrections for recording the revisions of the document. This was done.

Regarding Rowell property (Robert Black) we have a letter from Mr. Henderson in reference to lots 1, 2, 3, 5, and 6 having been decreased in size due to the widening of Route #202. It is his opinion that these lots now no longer meet the requirements of Antrim subdivision regulations. A copy of this letter dated August 7, 1975 was sent to Mr. Black by Counsel.

Douglas Houghton, Sr., of Antrim has a lot 1 1/3 acres (section #7) on Whitney Road and would like to build a "hang-out" which will be located on land near trailer park. It was determined this was not an existing lot. When Mr. Whitney sold this land he should have approached the Planning Board and presented a map of the subdivision. Mr. Houghton must purchase enough more land to make the required two (2) acres to conform to our regulations. He is rather upset because of not being able to deed this land to his son and is going to seek other legal advice.

Glen J. Berlanger and Rachel Russell requested permission for a trailer to be located on land on Lovering Mills Road - lot #6. We ascertained that property owned by adjoining Hancock Estates has covenants and restrictions regarding trailers and mobile homes. The Board voted 5 - 1 to disapprove this request; basis for this being the adjoining subdivision has restrictions against mobile homes on permanent foundations, also the area could be better utilized. Two other subdivisions have been approved by us with similar restrictions.

A letter to KBW advising them of this action and asking them to take this matter into consideration when making future sales will be sent.

We gave Mr. Berlanger permission to live in the trailer for one (1) year while building over the barn on property suitable for living purposes. At the end of one year he must be living in the barn and the trailer removed. The secretary will send Mr. Berlanger a letter, certified with return receipt requested, to this effect.

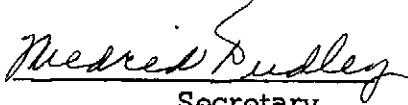
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Thelma Nichols reported three apparent violations of real estate transfers. She suggested that the selectmen and Planning Board correlate these transfers to the tax map in order to help keep the tax map up to date. The Board selected the second meeting night of each month to go over any transfers which have been received by the selectmen.

A suggestion was made to obtain ideas if there should be any changes in our zoning and subdivision regulations contemplating the start of a Master Plan. Another suggestion was to have an open meeting and find out what the people would like. If we have such a meeting we should have something to present to the public and it was suggested we have someone knowledgeable to speak at a public meeting, explaining exactly what a Master Plan is and the workings of such a plan. Mr. Hoffman would no doubt do this for us. We could also have some literature to hand out. These suggestions will need to be discussed more thoroughly at another time.

Bring up the matter of Flood Control at our next meeting.

Meeting adjourned 10:15 P. M.


Secretary