

December 10 , 1975

The Planning Board met on December 10, 1975 with all members and Eric Tenney, Selectman present.

The records of the previous meeting were approved as read.

Richard H. Davis submitted a plan drawn to scale for subdividing his land on Gregg Lake Road. The balance of 1 1/4 acres to be left for shop is included in the purchase of 35 feet.

The Board had to turn down his request as this does not meet with the zoning requirements, and it was referred to the Board of Adjustment for a variance.

Tom Holigan, Berlin, Connecticut has a problem. He has placed a trailer on his property on Willard Pond Road which was purchased in 1972. Mr. Holigan had no permit for this trailer and has a footage of 200' on road and 100' in depth which does not comply with our regulations.

We shall need a plot plan of the subdivision that Mr. Weston has so that we can check on approval. Also we must have certificate of approval from the N. H. State Water and Pollution Commission. Surface water is approximately 700'. Mr. Holigan will be back.

Mr. Thomas and Mr. Robinson from the Continental Telephone Company approached the Board in reference to the purchase of land in back of their present building. They were unable to come to terms for the purchase of this land previously but it has now been settled to the satisfaction of all parties involved, i. e., Mr. and Mrs. Chase and Mr. and Mrs. Donovan. One lot from each will be deeded to the Telephone co. and a very small portion will be deeded back to the Chases.

There are no plans for expansion at this time, but the purchase of this land is a needed protection for the property. This will, however, constitute a subdivision as non-conforming lots and will need a special exception or variance.

There is a sewerage system which the Chases will be able to use, also any new owner.

The Board suggests that this land be described as one lot in the deed.

A plan dated June 14, 1974 was filed with the Board.

The Board referred the Company to the Board of Adjustment.

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When subdivision regulations are amended we should include a clause stating that the developer be required to post a performance bond to protect the Town from any expense.

A plan was left with the Board and filed under "Rowell."

Mr. Henderson, Atty., brought to the attention of the Board the strict subdivision regulations adopted by the Town of Washington with the suggestion that we study these with the thought in mind that to adopt some of them would be to our advantage.

Class "6" roads are ones which the Town does not maintain. We have apparently o.k'd., some subdivisions with this class of road. In the future the Planning Board should consider the roads before approving any subdivision.

A plan for Robert F. Mulhall dated November 15, 1975 was approved for recording only.

The Jackson subdivision previously presented was approved. The previous plan showed 12 1/2 acres, but the exact acreage is 10.9.

Meeting adjourned at 10:10 P. M.

Medrie Dudley
Secretary

The Secretary was requested to write letters to the Board of Adjustment re: R. H. Davis and The Continental Telephone Co.