

A Public Hearing called for June 11, 1975 was called to order at 7:30 P. M.

Mr. Abbott, Chairman presented the plan for subdivision requested by Dennis Richmond for Tenney land tract 3B., Antrim and explained that the Board had approved the preliminary plan as it had met with all the subdivision requirements.

The public was then invited to present their views and objections, if any.

Mrs. Poaske asked for an explanation of lot #8 to show where the 500' ends; it ends at the stream and meets the required distance to rate State approval for septic system. She also inquired about building materials and discussed the possibility of having professional offices operated from the home - apparently she is not in favor of this set-up.

Mr. Biesel stated he moved to this location because of the scenic area and the privacy and felt the area should be preserved as such. He also felt that this type of subdivision will attract people with children which will add to the tax payers burden. Mr. Biesel was advised that the Planning Board had suggested to Mr. Richmond that he enlarge the lots to 5 acres, but Mr. Richmond feels that retired people will be more apt to purchase here than those with children. However, Mr. Biesel seems to think that teachers with children would be interested purchasers, and concerned that the influx of people will require more fire and law protection which will increase the tax rate.

Mr. McLean requested the price which the lots will sell for but apparently no set price has yet been established. He also requested what restrictions were to be attached to the property. Mr. Abbott read the covenants which are to apply to each lot, and Mr. Richmond assured Mr. McLean that the covenants would be legally enforced by him.

Mr. McLean felt that the reason for the 2 acre lots rather than the 5 acres would result in a greater profit to the seller.

The Question of what constituted a reasonable amount of trees to be cut was discussed.

Mr. Nilson inquired about percolation rates and tests and the approval from the N. H. Water Supply & pollution was read. He also requested what information had been sent to State and Mr. Richmond will obtain this for him if necessary.

Mr. Craig agreed with Mr. Biesel that if lots were increased to 5 acres we would attract a better class of people.

The Planning Board will not approve the request for subdivision tonight as we have a 90 day time limit.

Hearing closed at 8:30 P. M.

After the Public Hearing closed its hearing the Planning Board convened and first on the agenda was Mr. Edwards representing Miss Lulu B. Cilley with plans showing how the properties have been surveyed, there are larger lots of land but no subdivisions.

Hutchinson Farm ( 2.3 acres ) on Rt. #31 ( known as red house ) has a plan showing lay-out so that there will be no question where everything is located.

Plan of Saltmarsh land North Main St., and Rt. #202 has a problem. Mr. Chandler never recorded the deed and all that Mr. Edwards has at the present time are the notes of Miss Brooks.

Gregg Lake Property, cottages 1, red, 2 blue and 3 gray, plan of John Hutchinson dated 8/10/28, re-surveyed 2/10/75 by Donald R. Mellen, Hillsboro. Agreement to sell Mr. McAllister known as lot "U" with 22,497 feet.

Robert Black then introduced Mr. and Mrs. Joseph Kevit who have purchased land from AMI on Route #202 and would like to build a single family home with a sports shop attached for retail sales. Plan surveyed by Philip Ireland, Frankestown., N. H. This was referred to Selectmen for a permit being approved by the Board.

The suggestion was made by Peter Merrifield that perhaps we should call a moratorium on subdivisions until we have a master plan, it was the consensus of opinion this would be feasible.

The Board consulted the check list for residents to serve on various committees for preparing a <sup>(Secretary Lulu B. Cilley)</sup> tax map. The secretary was asked to make a list and mail a copy to each member of the Board in order for them to call a meeting and discuss those to be asked to serve and to contact them personally.

Meeting adjourned at 10:00 P. M

*Muriel Dudley*  
Secretary