

February 25, 1976

The Planning Board convened on February 25, 1976 with the following members present: William Abbott, Charles Gilmore, Peter Merrifield, Harold Grant, Alternates Patricia Novak and Irene Davis. Excused: Robert Edwards, ~~Theodore Hardwick~~ and Selectman Eric Tenney.

Records of previous meeting approved as read.

Tom. Flavin, Jr. representing the firm of John C. Calhoun, Jr. of Keene, presented a subdivision proposal for property owned by Cragin Curtis consisting of 153 acres, to be subdivided into four (4) lots. Lot 1, 41.9 acres, 2, 43.2 acres and 3, 37.1 acres. <sup>4.30.76</sup> A Public Hearing will not be required. It was recommended that a covenant be submitted showing restrictions on types of buildings to be erected and other requirements. Patricia Novak is to send a copy of Hancock Estates covenant as a guide. It was also recommended that in the covenant a restriction be included to prevent any further subdivision of these lots. Mr. Flavin will be back with the Mylar and covenants at our next meeting.

Robert Gregg, Henniker presented a subdivision proposal of land presently owned by Land West Properties, Inc., consisting of 162.3 acres to be subdivided into 8 parcels, the smallest being 5 acres, and the largest 50 acres. (This was formerly the Bryer property) Mr. Gregg said all lots had been ~~sold~~ except the largest one. This will require a Public Hearing. Mr. Gregg is to furnish protective covenants to include minimum size of buildings. He is to supply the names of all abutters including those in Hancock. He will be present at our next meeting, March 10th.

Charles Jackson's plan to purchase the McManus property did not go through. He now would like to move the laundrymart to his barn on Aiken Street. He claims there is ample parking, and no problem getting hooked up for water. He has a new septic system that has a capacity of 500 gallons. Mr. Gilmore questioned him on that as it was not adequate for the ten (10) machines he has. He would have to get State approval first. The Board of Adjustment will have to make the final decision.

Mr. Abbott read a letter from Douglas Hatfield, Jr. re: property purchased by Linwood B. Grant from Merle Aborn, Sr. He enclosed copies of the Deed and maps of the property and abutters. This was referred to the Board of Adjustment and approved by them February 17th. The Mylar copy was approved and signed by Mr. Abbott.

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A letter written by Howard M. Moffett of the firm of Orr and Reno, Concord, N. H., re: land owned by Dr. and Mrs. Clifford C. Franseen which they plan to give to their daughter, Dr. Karin Mack. Presented was a Mylar copy of surveyor's map covering land on the western shore of Franklin Pierce Lake. The land fronts on an existing road with no new buildings or sewerage facilities contemplated. Subdivision approval is unnecessary on this plan. The Mylar was approved for recording.

Due to the absence of Mr. Edwards, Patricia Novak made the report of the meeting held February 19th of the Master Plan Committee. They recommended that the questionnaire be mailed rather than handed out at Town Meeting as originally planned. They want more time to revise the letter and find a printer, get bids, and discuss it further. They would like to have the Committee and Planning Board have a joint meeting to finalize the wording of the questionnaire and letter, and other details in connection with the distribution and collection of the forms to be filled in and returned.

Meeting adjourned 9:45 P. M.

Respectfully submitted,

Harold P. Grant  
Secretary Pro Tem.