

May 26, 1977

Peter Merrifield, Chairman called the Planning Board meeting to order on May 26, 1977 at 7:30 P. M., with all members present with the exception of Dana Healey and Lee Marshal.

Mr. Jackson came in with no revised plan. Reference was made to previous plan left with the Board. We found a new problem had been created by doing away with the right-of-way. The Board will need a copy of the old Deed which Mr. Jackson said he would get from the bank. It is possible that a variance will be necessary.

Mr. Kramer requested the Board's reasons for objections for operating a restaurant on Gregg Lake Road. The main reasons: - this is a residential district also traffic would be a real hazard. We are also against spot-zoning. Mr. Kramer has not yet had approval of the N. H. Water Pollution Commission. We advised him that his thirty (30) days allowed for an appeal had expired.

Mr. Duggin: Land formerly owned by George Edwards, surveyed by Donald Mellen, May 23, 1977 purchased by Dorothy Gavitt Tarbel. Discovery was made of an error on plan for the right-of-way which will be moved; telephone poles and hydrant will be left as is. A new map will be made showing the right-of-way and returned to the Board. Two lots have been combined, making one large lot.

Steve Platt: Land is being divided into two (2) pieces. Property owned by Christopher and Doris Platt. Problem resolves around the right-of-way. If we accept the 33' footage instead of required 50' footage it will set a precedent. In order to protect Mr. Platt we advised him to obtain the extra 17' which he felt quite sure would be possible. We also mentioned that the contours should be shown on the plan.

Peter reported we are now in the process of having the soil survey.

Southwestern Regional reports maps will be ready very shortly.

Reports of the committees:

Roads, entrances and slopes. Harvey and Mr. Doane have reviewed the present subdivision ordinances and have re-written various sections and submitted to the Board a rough "proposed Subdivision Regulation Ordinance" which being satisfactory to the Board will be submitted again in a polished form for finalization.

Mr. Edwards reported that the stencils for booklet are about one half done. No report at this time on the overall subdivision plan.

Patricia Thomas presented a revised ordinance for Performance Bond, which, after much discussion was decided to further our discussion at next meeting.

No report on sand and Gravel as Dana and Lee were absent.

Mr. Doane withdrew the resolution presented at our last meeting and was tabled for this meeting.

William R. Linton, Estate, Antrim, November 1958. Plan was traced from Blue Print done by W. M. Falcone, surveyor Donald Mellen, May 19, 1977. #456. Purpose for clarification of property lines. Approved for recording purposes only.

The Board felt that under some circumstances it would be better to inform persons presenting plans that we take more time to study requests and advise them of our decision.

Meeting adjourned at 10:10 P. M.

Miriam Dudley
Secretary