

Planning Board Meeting of -

Oct. 12, 1978 - 7:30 PM

The following members present - Saville
Thomas, Edwards, Merrifield ~~and~~ Healy &
Goodwin's.

Mr. McLean (Chairman of Board Adjustment)
goes over the information given to all
Planning Board members relative to Building
Codes. He draws attention to the Hancock
and Hampton Falls Ordinances. Suggests a
code similar to Hancock's suitable for
Autrum. He discusses growth limitations
as far as building permits. He points out
the Raymond Court Case as having a
bearing on the future actions of the town.
Suggests 20 building permits per year and/or
sub-divisions, and asks for consideration
of lot requirements from 3 to 5 acres.

Mr. R. H. Davis comments on the Building
Code, he feels Autrum could write their own
Code or modify codes in existence to
suit our situation.

Mr. Goodwin asks if Mr. McLean feels
growth could be controlled by zoning
and sub-divisions.

Mr. McLean's reply is that growth should
be limited by gradual means.

Mr. Charles R. Howdry appears to have
his small subdivision signed Motion
by Thomas - 2nd by Goodwin - so voted
unanimously.

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— Mr. R. H. Davis appears for signing of a new plat on Gregg Lake Road. This plat conforms to the correct size as required by Board of Adjustment due to the increase of 8/10 of an acre.

Mr. Edwards suggests that Mr. Davis take the Deed and Mylar for recording. Mr. Edwards makes a motion that mylar dated 9/19/78 and deed to cover same be filed with registry prior to any filing of Plan dated 10/19/78 (Oct.) 2nd by Saville. In order to clarify this matter, Mr. Edwards clarifies his motion as follows so it will appear on the Mylar dated Oct 19, 1978 as follows: "Subject to the recording of land sub-division of Butterfly Farm dated 9/19/78 signed by Peter S. Merrifield, Vice Chairman of Auburn Planning Board and also subject to the recording of Quintlain Deed from Isabel B. Nichols to Richard N and Evelyn M Davis dated the 3rd day of Oct. 1978"

Mr. Saville agrees to this as 2nd to motion and motion carries unanimously.

— Mr. Hornig appears with a plan to divide his remaining land into

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Two parcels: The main house + 12 acres this to include 1.8 acres across street and the other parcel of 8 ± acres to be retained. This parcel is at top of Meeting House Hill. The Dr. Manteauis "road should be maintained but there is no one to maintain it for". He is satisfied with present access to his 8 ± acre lot. The Chairman will be in touch with the Dr. as soon as possible.

Mr. Robert Caughey D/B/A. Centocook Valley Develop. Corp. On motion by Thomas 2nd Saville - that the map being signed and dated 10/12/78 by Chairman Edwards is to be signed as a Boundary Line Adjustment as it pertains to Lot 2 for recording purposes only. The motion carries. Mr. Caughey inquires about lot #13 (1.23 acres) to be broken up for sale to the Rev. Clark and Mr. Allison.

Mr. Jacob H. Rosen representing Property of Birchwood Properties Inc. - James Hill Road West Side. Presents plan for a 7 lot sub-division as his preliminary plans with all necessary maps.

Mr. Irving Gardner presents conditions, restrictions and covenants on his proposed sub-division which is scheduled for Oct 26 Public Hearing.

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General discussion followed,
touching on the many facets
of Planning and some of our
problems.

Motion by Merrifield 2nd by Goodwin
meeting adjourned 10:25 PM

Respectfully submitted

Merrifield