

MINUTES OF ANTRIM PLANNING BOARD, July 26, 1979

A public hearing having been properly announced in two local newspapers and on Town bulletin boards, and all abutters having been notified by certified mail, with all receipts returned, the Chairman called the hearing to order at 7:40 p.m., July 26, 1979.

Planning Board members present, a quorum, were:

Robert Edwards, chairman
Harvey Goodwin, vice-chairman
James Dennison, secretary
Emery Doane, selectman
Fred Elia
Dana Healey
Jon Medved

Alternate member Robert Watterson disqualified himself for the public hearing.

Public Hearing on Proposed Subdivision of Property of Robert F. and Carolyn J. Watterson, Holt Hill Road

No persons other than the owner appeared either in favor or opposed to the proposed subdivision.

Mr. Watterson presented a final plat of the proposed subdivision. It was similar to the preliminary plan considered by the Board at its July 12 meeting. Bearings and distances of lot boundaries had been added. At the Board's request, the applicant marked each copy to more clearly outline the borders of Lot 1A which extends on both sides of Holt Hill Road. As requested by the Board at the July 12 meeting, the mylar copy of the plot bore the legend: Lots 2A and 1B have no frontage on a town-maintained road, and no buyer of these lots can expect any town services until at least 210 feet of their road frontage is improved to classified (sic) standards."

Upon motion made and seconded, it was voted to correct the above notation: "...is improved to Class V standards." The mylar original and three copies were thereupon amended and the change initialed by the Chairman.

Previous discussions on the proposal were reviewed for the benefit of the Board, clarifying some aspects of the subdivision. The July 12 vote had specified: "...that the same provisions (as above added to the plat) be incorporated in any deed conveying Lots 2A and 1B to a buyer or buyers." It was recognized that such instructions would be carried out only upon the good faith of the property owner; the Board had no authority to enforce such instructions. It was recommended that the Selectmen

include the same provisions in any building permit issued to owners of Lots 2A and 1B.

Upon motion made and seconded, it was voted: to approve the subject final plat, corrected as described above. The Chairman thereupon signed the documents.

The public hearing was closed at 8:52 p.m.

Subdivision of Property of Lynne Eddy, Whitney Road

79-8

A rough preliminary sketch of Mrs. Eddy's proposed transfer of a piece of property to her mother, Lucille Houghton, had been viewed by the Board at its meeting on March , 1979. Mrs. Houghton appeared for the applicant with a survey prepared on May 19, 1979, by J. Milton Attridge.

Applicant Eddy proposed to separate out a small parcel (No. 2) of 0.9 acres, entirely within the easement to Public Service Co. of N. H., and transfer it to Mrs. Houghton, whose property, presently amounting to 1.2 acres, abuts the eastern border of the Eddy property. The transfer would leave Eddy's Parcel 1 with 10.8 acres and would increase the Houghton holdings to 2.1 acres. The Eddy parcel would have 300 feet frontage on Whitney Road, and the enlarged Houghton parcel 540 feet.

It was noted that the proposed conveyance could not be considered a "boundary adjustment between adjacent landowners," since a substantial change in lot size for Mrs. Houghton is involved.

Under other town's subdivision regulations, this conveyance could be considered an "annexation," and would be entitled to a waiver of subdivision regulations. However, Antrim's regulations do not separately treat "annexations."

According to the provisions of Section VII of the Antrim Subdivision Regulations, this transfer is deemed a "small subdivision," and the Board was entitled to approve it at the current hearing. Therefore, upon motion made and seconded, it was voted: to approve the Small Subdivision of the Properties of Lynne A Eddy and Lucille M. Houghton as presented.

The Chairman signed the plan as presented, to be recorded in Hillsborough County.

Subdivision Proposal from Gary F. and Frederick H. Voss, Route 9

Attached to the minutes is a copy of the letter dated July 17 from the Board's secretary to the applicants, suggesting that they appear at a Board meeting to clarify the number of lots in their proposed subdivision. Also attached is Gary Voss' reply enclosing the opinion of their attorney. This material was submitted to Antrim counsel Henderson, whose response is attached.

Gary Voss attended the meeting, presenting copies of a deed dated January 29, 1979, conveying the subject premises to the present owners. The deed deals with 3 parcels of land. Its parcel I is parcel #1 considered at the July 12 Board meeting; parcel II in the deed combines parcels #2 and #3 of the proposed subdivision; the deed's parcel III is the 0.4 acre piece that applicants wish to attach to their new parcel #3. Perusal of a recent plan of the property suggests also that, formerly, present parcels #1 and #2 were attached, but relocation of Route 9 had separated them.

It was therefore agreed that the Voss plan of dividing the deed's parcel II into lots #2 and #3 and annexing the deed's parcel III onto lot #3 is only a 2-lot subdivision.

Mr. Voss was asked to revise his plan preparatory to a public hearing tentatively set for August 23.

- a.) the plan to clearly show that lot #1 is not part of the subdivision;
- b.) the 0.4 acre piece (deed parcel III) to be clearly identified as part of lot #3;
- c.) names of abutters to be shown in the general neighborhood of these properties;
- d.) dimensions of lots and boundaries to be indicated;
- e.) Route 9 right-of-way to be shown with dimensions;
- f.) details on test pits to be eliminated.

Subdivision Request from Mrs. Harold M. Nye, Pierce Lake

A copy of Chairman Edwards' letter to Mrs. Nye, as instructed at the July 12 meeting, is attached. Mrs. Nye's son had visited the Board's secretary and will comply with the Board's wishes.

Policy on Fees for Public Hearings on Subdivisions

It was established that applicants for subdivisions requiring a public hearing would pay \$25 to the Board at the time of submission of a preliminary plan. In addition to notice of the hearing by certified mail to the subdivider and all known abutters (Antrim Subdivision Regulations Section III c.), the hearing will be advertised by a notice in both the Peterborough Transcript and the Hillsboro Messenger.

If the expense of such notifications exceeds \$25, the applicant will be billed for the actual cost above the initial payment. If the hearing is canceled before the cost of notifications is incurred, \$15 of the initial fee of \$25 may be refunded.

Organization of the Antrim Planning Board

Chairman-designate James Dennison announced that he would accept the position, effective at once. Jon Medved becomes Secretary.

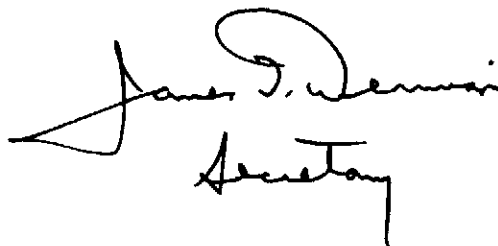
The Board sincerely expressed its great appreciation to outgoing Chairman Edwards for his many services. It is understood that Mr. Edwards is taking a "leave of absence" from the Board and should be available at some later time to rejoin the Board. Meanwhile, the Selectmen were urged to appoint someone to replace Mr. Edwards.

August 9 Meeting

As previously announced, the August 9 Board meeting will be devoted to a presentation by a representative of the South-Western Regional Planning Commission on "Population and Housing." It is hoped that interested Antrim residents will attend, especially members of the Population and Housing Subcommittee of the Antrim Citizens Advisory Board.

Adjournment

Upon motion made and seconded it was voted: to adjourn at 10:10 p.m.


Secretary