

Meeting of the Planning Board, Town of Antrim, N. H.

June 14, 1979

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Since a quorum of the Board was not present, no votes were taken, and the only actions were those that did not require a vote. Present were:

Harvey Goodwin - Vice-Chairman  
J. T. Dennison - Secretary  
Robert Watterson - Alternate  
Lloyd Henderson, Town Counsel, attended

Plan of Land of John J. Young Jr.

A survey of property owned by John J. Young Jr. was presented by Engineer Donald Mellen. The property of 13+ acres is bordered by Whiton Road and Congreve Road. The survey, dated June 12, 1979, established the boundaries, the acreage, and the abutments. For recording purposes only, the plan was signed by Vice-Chairman Goodwin.

Proposed Subdivision of Land of Cole Brothers

Attorney Frank Sylvia of Hillsboro presented a preliminary layout of a 2-lot subdivision of land formerly owned by Norman F. Cole with frontage on Reed Carr Hill Road. The survey, prepared by Milton Attridge, C. E., proposed dividing into 2 lots the 6.1 acres now owned by James, Richard and Francis Cole, one lot containing 2.1 acres with 210 feet frontage on the Town road, the other containing 4.0 acres with 417 feet frontage.

After discussion, the Board returned the preliminary layout to Atty. Sylvia with the following requests:

1. Properly identify the present owners of the property and the correct lot number.
2. Either obtain State approval of the two lots for septic systems, or obtain a letter from the ~~N. H.~~ Water Pollution Commission stating that septic system approval is not required since an outhouse is planned instead of toilet facilities. In the latter case, it was noted that the Antrim Health Officer must give approval.
3. Obtain written waivers of a public hearing or concurrence in the proposed subdivision from all abutments within 200 feet of the subject property.
4. As specified in Section V C. of the Antrim Subdivision Regulations, the plan must show "...location of...existing buildings..."
5. Remind the owners that not quite enough frontage exists if the 4 acre lot is later subdivided into 2 lots.

Birchwood Properties - J. H. Koson

79-5  
Counsel Henderson submitted the proposed Agreement between the Town of Antrim and Birchwood Properties, Inc., revised according to the Planning Board's meeting of May 24, copy attached. The Agreement is to be signed by the Chairman of the Antrim Selectmen and by Mr. Koson. Then the mylar plan of the approved subdivision will be signed by the Planning Board's Chairman or Vice-Chairman.

Revision of Antrim Subdivision Regulations

Board member Dennison submitted to each member present his "Comparison of Section 5.00 ...and Section 6.00... Specifications for Preliminary Layout...and the Final Plat -- Subdivision Regulations of the Towns of Deering and Antrim, N. H."

Study of these sections, 5 and 6, had been assigned to Board members Elia, Watterson and Dennison. A consensus of the recommendations of these three will be presented to the Board.

Soils Plan, Town of Antrim

The members present briefly examined the Antrim Soils Plan, as prepared by the Southwestern Regional Planning Commission, assisted by the Antrim Conservation Commission. A soils map is one piece of data needed for a Comprehensive or Master Plan.

Watterson Property Holt Hill Road

Board member Robert Watterson presented a sketch of his property of 150 $\frac{1}{2}$  acres that is crossed by Holt Hill Road. He proposes to divide the property into two, three or four lots. Although the deed to the land speaks of the whole parcel as one lot, there is reason to consider that the bisecting Town road creates two lots, one on each side of the road. The Selectmen's Office provided prima facie evidence of such division by granting a building permit to Mr. Watterson for a residence on the south side of the road, without requiring subdivision approval. Town Counsel Henderson gave his opinion that the weight of legal interpretation plus the Selectmen's action established that the Watterson property presently consists of two lots, one on each side of the Town road.

The Board requested that, before another layout be submitted, Mr. Watterson determine how much of the road frontage will be maintained by the Town, since much of the road west of the existing buildings now being subject to gates and bars. Currently one of the proposed four lots has no frontage on a road maintained by the Town.

Approval of Road in Contoocook Valley Development Corp. Subdivision

As prescribed at the 1979 Town Meeting, the Road Agent and the Planning Board are to examine <sup>the</sup> new street in the Contoocook Valley Development Corp.'s subdivision to determine whether it meets the requirements in Section IV, A thru F, of the Antrim Subdivision Regulations. The Development Corporation has asked that the road be approved and taken over by the Town.

The Planning Board will arrange with interested parties to examine the road on June 21, 1979, at 7:00 p.m.

*James T. Demerini*  
*Secretary*