

Despite loss of power due to atmospheric disturbances, and consequent failure of the lights in Little Town Hall, the Vice-Chairman called the meeting to order at 7:45 p.m. A quorum of members were present:

Harvey Goodwin, Vice-Chairman
James Dennison, Secretary
Emery Doane, Selectman
Fred Elia
John Medved
Gordon Allen, alternate
Robert Watterson, alternate
Lloyd Henderson, counsel

Land of S. J. Herman, Stacy Hill Road

As noted in the minutes of the meeting of April 26, 1979, this proposed subdivision was to be the subject of a public hearing if written approval from the abutters was not obtained. The applicant chose the former course and proper notice was published of the hearing and owner and abutters notified (Antrim Subdivision Regulations, Section III c.) - copy attached. The abutters were the Hermans, the applicants, a Mr. Voss, and a Mr. Prevo.

Engineer P. Corneliusen represented the applicant and landowner. No one else appeared either opposed or in favor of the proposal.

Since no problems had arisen since the applicant's presentation on April 26, and since the 21-acre parcel affected can be considered a separate, distinct lot among the owner's other property - as noted in the minutes of the June 14, 1979, meeting with the Town Counsel's opinion on the Watterson property -, the proposed subdivision warranted approval. Upon motion made and seconded, it was voted that the 2-lot subdivision be approved. The plans were thereupon signed by Vice-Chairman Goodwin and the Public Hearing was closed.

79-17

Approval of Road in Contoocook Valley Development Corp. Subdivision

As stated in the minutes of the Board's meeting on June 14, 1979, several members of the Board had inspected the subject road in relation to Section IV of the Town's Subdivision Regulations. The Town Road Agent had been present with Board members during an inspection.

Considerable concern was expressed over the effect of surface water drainage onto the land of abutters Rank and Cook. Various alternatives were explored. Apparent inadequacy of gravel

shoulders, distribution of humus, seeding and roadside ditches were discussed. Plans of the road showing contour lines were examined, but a remembered profile plan of the road could not be located.

It was agreed that a representative of Contoocook Valley Development Corp. should be invited to the Board's July 12 meeting to settle remaining problems before the Board could recommend that the Town accept the road.

Watterson Property - Holt Hill Road

This proposed subdivision was introduced at the Board's June 14 meeting. Mr. Watterson at the current session sought the Board's advice on how his proposed lots and parcels should be identified and numbered. Further discussion focussed on whether the Board could approve a subdivision, one or more of whose lots had frontage only on a Class VI road. The Antrim Subdivision Regulations are not at all precise in this matter:

Section II E. - "Street means and includes any public or private street, avenue, boulevard, road..."

Section II C. "Final Plat - ...approval of the plat by the Board shall not constitute an acceptance by the Town of the dedication of any street..."

Section IV G. - "Each lot in any subdivision shall... have a minimum of 210 feet road frontage..."

Section V E - "Subdividers shall file a preliminary layout showing...: location, name, and widths of existing and proposed streets and highways, with their grades and profiles..."

The Antrim Zoning Ordinance provides no more specific guidance on the subject.

The Board instructed the Secretary to consult on the matter of frontage on Class VI roads. Counsel's opinion was that wherever a town's regulations were as vague on the topic as Antrim's are, repeated interpretations and court decisions have determined that road frontage for a building lot must be on a road that exhibits at least the characteristics of a Class V road.

The question was not resolved whether a Planning Board could approve a subdivision on condition that the fronting road would be appropriately improved by the developer.

Upon motion duly made and seconded, it was voted to adjourn.

P. J. Wernholm, Secretary
July 5, 1979