

Minutes of Antrim Planning Board Meeting, August 23, 1979

A quorum of the Board was called to order at 7:35 P.M. by Chairman Dennison.

Present were: Gordon Allen
Jim Dennison, Chmn.
Emery Doane, Selectman
Fred Elia
Harvey Goodwin, Vice Chmn.
Lloyd Henderson, Counsel
Jon Medved, Secretary
Bob Watterson

Public Hearing on Proposed Sub-division of Property of Gary F. and Frederick H. Voss, Route 9.

79-6

All requirements for newspaper advertising, notice posting, and letters to the provided list of abutters to this sub-division were completed.

Gary F. Voss presented a revised plan that included the six changes that were requested at the July 26, 1979 meeting of the Board. Dick Herman an abutter appeared and asked what was the purpose of the sub-division. Mr. Voss indicated it was for residential development and indicated two plateau areas where he expected homes would be built. Mr. Herman pointed out that two abutters were not shown on the plan. The list of abutters was taken by Mr. Voss from the town tax map.

Upon motion made and seconded, the sub-division was approved provisionally, pending notification of the two abutters, and giving them the opportunity to come forth and be heard on the sub-division.

Sub-division Proposal From Claire B. Paige, Old Hancock Road

79-9

Lloyd Henderson presented a preliminary plan that included a boundary adjustment to the Hennessey property, and a sub-division of Paige's property into 19.4 acres and 4.8 acres, the latter to be sold to Hennessey. It was suggested that the boundary redefinition be altered to make the smaller lot 5.0 acres or greater. A list of abutters was presented and a public hearing set for September 13, 1979.

Application for Special Exception made by Dick Herman

Mr. Herman runs a youth camp and riding academy on Liberty Farm Road and was directed to the Planning Board to obtain a special exception for this operation, which this summer is in its second season.

Mr. Herman described two primary uses for the land: 1. Youths stay at the Bishop House and in nearby wall tents for 4 week sessions (two sessions a summer), and 2. youths who are travelling about the state camp in the front portion of the land for a few days at various times throughout the summer.

The Board felt that since this portion of the land is in a commercially zoned area (which in Article V, A, 2. a 5 allows for lodging and various business) that the site was appropriate for the use described.

Proposed Sub-division of Cole Property, Smith Road

William Sweeney presented a sub-division of 7.6 acres which he intends to purchase. The Board rejected the proposal as the sub-divided land would have no frontage on a town road, only a right of way granted off Cole's driveway. Mr. Sweeney was advised to contact the Board of Adjustment.

Approval of Road in Contoocook Valley Development Corp. Sub-division

An "Easement and Release" form signed by Charles W. and Kenneth Cook was presented. The form gave the town rights to maintain the drainage ditch shown on "Contoocook Valley Development Corp., Antrim, N.H., Proctor Sub-division, Plan Showing Road and Drainage System (A Revision 7/14/79)- J.M. Attridge." The form also released the town from any claims for damages arising from the maintenance of the ditch.

Also presented was a certification of approval of the road, signed by Jim Dennison, Chmn. Antrim Planning Board, and Merle L. Aborn, Sr., Road Agent.

The mylar of the road and surrounding lots was not signed, however, as an "Easement and Release" form was necessary from the owners of lot 12. (Contoocook Valley Development Corp.) Lloyd Henderson agreed to obtain the signed form.

Deering Sub-division Regulations, Section 4

Harvey Goodwin reviewed the Deering Subdivision regulations and proposed several changes. It was agreed to finish reviewing this section at the September 27, 1979 meeting.

Minutes and Next Meeting

The minutes of the August 9, 1979 meeting were approved as submitted. The next meeting of the Board will be September 13, 1979 at 7:30 P.M. A public hearing will be held, and the second public meeting on the town's master plan will be conducted at 8:00 P.M.

Adjournment

Upon motion made and seconded it was voted to adjourn at 10:25 P.M.

