

Minutes of the Antrim Planning Board, September 13, 1979

The meeting was called to order at 7:35 P.M. by the Chairman. A quorum, composed of the following members was present:

Gordon Allen
Jim Dennison, Chairman
Emery Doane
Harvey Goodwin, Vice Chairman
Jon Medved, Secretary
Bob Watterson

Additionally, a citizens advisory committee on the town master plan was in attendance. Those on the committee were:

Jane Chase	Carroll Johnson
Barry Frosch	Dot Lang
Greg Goff	Peter Merrifield
Irene Hemas	Jeff Merrifield
Sally Jackson	Twila Tenney

Public Hearing on the Proposed Subdivision of land owned by
Claire B. Paige, Old Hancock Road

79-9

All appropriate advertisements and public notices for this hearing were executed. All abutters were notified by certified mail, and all receipts were returned. Lloyd Henderson represented Ms. Paige. Brian and Anne Hennessey, potential purchasers of the subdivided property were in attendance. Two actions were requested of the Board:

1. A boundary line readjustment of Lot #2 to include a parcel 79' by 173'. When this lot was originally purchased by the Hennesseys from Ms. Paige, it was assumed that this land was in Lot #2. A subsequent survey showed that the original purchase of 175' by 350' didn't actually include the 79' by 173' parcel.
2. Approval of a subdivision of Ms. Paige's property into lot #1, of 4.8 acres that would be sold to Brian and Anne Hennessey. At the August 23rd Board meeting the Board had requested a diagonal readjustment to the south west corner of this lot to bring its total acreage to 5.0. Lloyd Henderson, however, presented a letter citing RSA 149-E:2, VIII, the statute which defines subdivisions for the purposes of the Water Supply and Pollution Control Commission. This law specifically exempts a transfer of land to an abutter on which no sewage disposal system is to be constructed.

During the hearing the Hennessey's said they would not build a sewage disposal system on lot #1. Gordon Allen indicated concern that future owners of this property might sell it to people who would assume that since it was an approved subdivision of less than 5 acres it had

been certified by the Water Supply and Pollution Control Commission. After discussion, the Board agreed that the subdivision was legal. Upon motion made and seconded the Board voted to approve the subdivision and boundary readjustment.

Master Plan Presentation

Andrew Matter of the New Hampshire Southwest Regional Planning Commission presented a community facilities report to the Board and the Citizens Advisory Committee. The following changes/questions were addressed:

- Eliminate Hawthorne students from table #1
- Send explanation of "Gross Town Expenditures"
- Develop town to town comparative data re equipment etc. for Highway Department section.
- Split table #2 to show Antrim only and a detail of assessed valuation per student. Additionally on this chart, it was recommended that a more comparable school district - like Kearsarge - be used for comparison purposes.

Jim Blackmore - Bennington

Mr. Blackmore appeared before the Board to pose questions regarding lot #78-12 on Turner Hill Road which he planned to buy. He asked if multiple family dwellings could be built on the land and if so, how large and how many. Mr. Doane indicated that one two-family dwelling could be constructed. Additionally, it was indicated to Mr. Blackmore that a percolation test was necessary before he could build on this land.

Dick Herman

A clarification of the Board's responsibility in this question, originally addressed at the August 23, 1979 meeting, was made by the Chairman. Mr. Herman's summer camp is not permitted to operate under the zoning regulations in either the commercial or rural areas into which it falls. Consequently, the Board of Adjustment requested the Planning Board to advise them as to whether it felt Mr. Herman's use of the land was appropriate. At the August 23, 1979 meeting the Board did in fact find that Mr. Herman's usage was appropriate. The secretary agreed to send a letter to George McLean, Chairman of the Board of Adjustment, advising him of this finding.

The next Planning Board meeting will be held on September 27, 1979 at 7:30 P.M., when Messers Allen and ~~Gordon~~ ^{Gordon} will continue their review of the Deering subdivision regulations.

Upon motion made and seconded, it was voted to adjourn the meeting at 10:00 P.M.