

PLANNING BOARD, TOWN of ANTRIM

Minutes of Meeting of January 10, 1980

---

A quorum of the Board were present at 7:45 p.m.: Gordon Allen, Fred Elia, Katherine Wasserloos, Robert Watterson, and James Dennison, Chairman who served as Secretary pro tem.

Property of Oscar Dube, Franklin Pierce Lake

A rough preliminary sketch of this proposed subdivision had been received by the Board on December 14, 1979. Mr. Dube was represented by Nancy Roy of Proctor and Greene, Realtors.

The proposal is to regroup into two lots three abutting, long-existing lots on the shore of Franklin Pierce Lake. Mr. Dube has owned and occupied the three lots which have access to a private way, Wheeler Cove Road. The two new proposed lots would conform to Antrim zoning requirements in lot size, road frontage, and length of shoreline. Since Antrim's current Subdivision Regulations permit frontage on a private road, that feature is also acceptable. The average depth of roughly triangular-shaped Proposed Lot 2 was barely the required 150 feet; Proposed Lot 1 was all right in depth.

Mr. Dube intends to keep his existing camp and screen house on Proposed Lot 1 and sell Lot 2. Approval for septic systems on both lots must be obtained. Any new structure built on Lot 2 would have to have front, back and side yards as specified in the January 25, 1979, amendment to the Town Zoning Ordinance.

A great deal of advice was given by Board members to Ms. Roy. She will revise the plat and formally submit it to the Board.

Brookside Acres, Robert Black

This multi-lot subdivision involving Buttercup Lane was approved in 1974. Phase II of the development included Lot 8, which did not front on Buttercup Lane, which was to be deeded to all landowners in the development for recreational purposes. The approved plat carried that inscription in Lot 8. Also at that time a "future right-of-way" extending from Buttercup Lane in a westerly direction ran beside the north border of Lot 8.

Mr. Black wished to remove the recreational restriction on Lot 8 and sell it for a building lot, since, he alleged, none of the landowners had shown interest in its intended use.

There was much discussion on how Lot 8 could meet the frontage requirements of the Zoning Ordinance. The "future

right-of-way" was not now a road. If a private or public road were constructed along the designated right-of-way, Lot 8 would conform. If the area shown as "future right-of-way" were incorporated in Lot 8, the frontage on Buttercup Lane would be 91 feet. A variance would be needed to make that an approved building lot.

The discussion revealed the confusion under Antrim's present Subdivision Regulation between driveway and private road or private way. The revision of those regulations currently underway should clarify this confusion.

#### Duplessie Property, Pierce Lake Road

A plan of the property on which the Duplessies reside, made several years ago by a land surveyor, carried the notation "Not to be used for Subdivision," because the acreage was not exactly computed and was four acres "more or less." The owners wish to divide the property into two lots and sell one.

Discussion with the Planning Board covered such factors as calculation of the exact acreage, coverage depth, septic system approval, location of the dividing line between the two lots, frontage, and location of future structures.

The Duplessies will bring a revised plan to a future meeting of the Board for formal consideration as a subdivision.

#### Property of Gary Howard

Mr. Howard appeared with his lawyer, Atty. Henderson, to review with the Board. His plans were obsolete and inadequate for full understanding by the Board. Mr. Howard wishes to cede part of his land to his contiguous neighbor, Richard Cottle. Howard and Cottle share a common property boundary of about 400 feet, although no survey or plan made within the last 70 years was shown to confirm this.

Since this transaction was a voluntary one between only two cooperating individual landowners; since in the opinion of the Planning Board the transaction does not involve any substantial change in overall lot sizes or shapes; and since the remaining parcels meet all lot size requirements for the district in which they are located; the Board determined that the Howard/Cottle transaction could be considered a boundary adjustment.

Before approval of such adjustment by the Board, a proper survey and plan is required. Also a legal and binding provision that each of the adjusted parcels will be specified in the deeds that the whole resulting areas will be considered as one parcel or lot and can not be subdivided at a later date.

Property of Contoocook Valley Development Corporation 80-4

Lot 13 of this corporation's subdivision fronts on Goodell Road, contains 1.38 acres. The corporation proposes to divide the Lot 13 into two parcels, one with 0.8 acres, the other with 0.58 acres. One parcel is to be sold to its adjacent landowner, Rev. William Clark, and the other to be sold to its adjacent landowner, Arthur Allison. Both lots would be buildable for the zone in which they are located.

Since this transaction involved subdividing an already approved lot in a profit-seeking development established for commercial purposes; since the lots to be transferred to adjacent landowners were both conforming; since this was not a simple rearrangement of lot lines between two neighbors; it was determined that the transaction could not be deemed a boundary adjustment and would have to be handled within the current procedures for a subdivision.

*J. S. Dennis*  
*Secretary pro tem*  
*January 15, 1980*