

Minutes of the Antrim Planning Board - July 10, 1980

The meeting was called to order at 7:45 p.m. by the Chairman, and the following members - a quorum - were present:

Jim Dennison, Chairman
Fred Elia
Harvey Goodwin, Vice Chairman
Lloyd Henderson, Counsel
Jon Medved, Secretary
Bob Watterson

Travers Rank - Jim Blackmore Subdivision - Contoocook Drive

Messrs. Rank and Blackmore appeared before the Board to request a letter indicating that they were a "hardship" case and that their Water Pollution Control approval should be given special priority in processing in Concord. They made this request because Mr. Blackmore has access to an individual who can help him begin his building but this person is available only until the beginning of September and, thus, the need for expediting the Water Pollution Control processing.

The Chairman gave Mr. Blackmore a handwritten note indicating that once we received an approved septic system design the subdivision could be approved.

Donald and Norma Bryer - Pleasant Street

Dick Schacht appeared representing Wayno Olson and Steve Schacht who want to purchase the 12 acre Bryer lot on Pleasant Street and divide it into three lots of 2.7, 2.8 and 3.2 acres. This leaves 3.47 acres in the northernmost corner of the land that would be owned in common by the three tenants to be. The Board indicated that the subdivision as outlined meets all regulations. However, they would question the efficacy of the common ownership of land.

Tenney Property - Holt Hill Road

Dick Schacht appeared before the Board and asked for clarification of Zoning Regulations with regard to condominiums. Basically, he was questioning why there is a definition of a condominium in one part of the Zoning Regulations while another portion of the Zoning Regulations limits dwelling units to two units per lot. He felt this was especially unfair for owners of large tracts of land and cited the example of the Tenney property where a prospective buyer wants to put a three unit condominium. The Board pointed out to Mr. Schacht that the Zoning Regulations are designed to cover a broad range of situations and the particularly case he is interested in would probably be best dealt with before the Board of Adjustment from whom he could seek a variance.

Robert Strepka - Elm Avenue

Mr. Strepka appeared before the Board to determine if a formal subdivision of his property was necessary. He currently owns 9.6 acres of land on

Elm Avenue near Pierce Lake Road. Elm Avenue divides this land into one lot of 1.3 acres and a second lot of 8.3 acres. Mr. Strepka would like to retain the 1.3 acres where his house sits and sell the 8.3 acres. It was the opinion of the Board and Counsel that the road serves to create two lots and that no formal subdivision is needed.

Subdivision Regulations

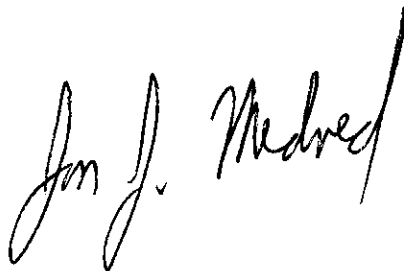
The Board received the Chairman's compilation of revisions and addenda to the proposed revised Subdivision Regulations. All revisions will be forwarded to Kathy Wasserloos who will type the entire proposed Subdivision Regulations and present them to the Board for final review.

The June 26, 1980 minutes were revised to include the following:

Under Subdivision Regulations "Rental of units does not constitute a subdivision;" and under Set-Back Regulations, "20' from the lot line and 50' from the nearest dwelling."

The next meeting of the Board will be on July 17, 1980 at 7:30 p.m. for the purpose of conducting a public hearing on the Elderly Housing Zoning Amendment. There will be no meeting on July 24, 1980. The next regular meeting of the Board will be August 14, 1980.

On motion duly made and seconded the meeting was adjourned at 10:05 p.m.

A handwritten signature in black ink, reading "Jim J. Medved". The signature is written in a cursive style with a large, sweeping initial "J".