

Minutes of the Antrim Planning Board - September 25, 1980

The meeting was called to order at 7:35 p.m. by the Acting Chairman and the following members, a quorum, were present:

Gordon Allen  
Fred Elia  
Harvey Goodwin, Acting Chairman  
Jon Medved, Secretary  
Paul Mercier, Selectman  
Kathi Wasserloos  
Bob Watterson

Normand Letarte, Turner Hill Road

80-6

Mr. Letarte appeared before the Board to obtain subdivision approval for his property. He felt that a public hearing was not necessary because the property was divided by a Class V town maintained road. There is a question as to just how far the town road actually goes. Because of inconsistencies in records, a survey would not be sufficient to resolve this question. (This was explained in a letter from Lloyd Henderson to the Board recounting the history of this particular road). Lloyd Henderson and Eric Tenney visited the site and measured the road and indicated that it was approximately 185'. The Board indicated to Mr. Letarte that in order to obtain subdivision approval under the law which says that a road constitutes a subdivision of property, he would have to extend the road to the 210' requirement. Assuming Mr. Letarte does this and the Selectmen approve the work done on the road as meeting Town standards, the subdivision would be approved.

Mr. Letarte indicated that his original statement that a covenant would be written into the deed not allowing for further subdivision of the 60 acre parcel to the East of the road, had been abandoned.

Executive Enterprises, Inc., Summit and Forest Streets

80-10

Ed Vogel appeared before the Board to discuss his proposed subdivision of this land. He indicated that he was uncertain as to whether he would divide the land into 3 or 5 lots.

The Board indicated that Mr. Vogel would need:

1. A final plat, meeting all subdivision requirements, including showing how drainage will work, new pipes and old pipes, culverts, etc.
2. A sketch of a typical cross section of the road.
3. A profile of the road.
4. A bond or money in an escrow account to insure performance and completion of the road development.
5. An estimate of the road costs.

Mr. Vogel asked if the land could be used as collateral instead of a bond. The Acting Chairman indicated he would check with Town Counsel. The Board did indicate that no bond would be necessary if all work on the road was completed prior to the transfer or sale of any of the lots. Mr. Vogel said he would try and have all of this information for the public hearing that was scheduled on October 9, 1980. Town Counsel came to the meeting at this point and said that other towns had, in fact, taken a mortgage on land in lieu of a bond. He suggested, however, that the town try and get a bond and that Mr. Vogel use his land as security with the bonding company.

The minutes from the September 11, 1980 meeting were approved as submitted.

The next meeting of the Board will be held on October 9, 1980.

Under motion duly made and seconded the meeting was adjourned at 9:40 p.m.

Jan J. Medved  
ch