

Minutes of the Antrim Planning Board - October 9, 1980

The meeting was called to order at 7:30 p.m. by the Chairman and the following members, a quorum, were present:

Gordon Allen  
Jim Dennison, Chairman  
Fred Elia  
Harvey Goodwin  
Jon Medved, Secretary  
Kathi Wasserloos  
Bob Watterson

80-12

Richard K. Winslow, Subdivision Property, Smith Road - Public Hearing

The Secretary indicated that all required public notices and newspaper announcements for this hearing were properly run and that all abutters were notified of the hearing by certified mail (The Post Office was unable to deliver D. D. Bartlett's certified letter and it was returned to the Secretary. All other abutters returned receipts.) Mr. Bud Hardwick appeared representing Mr. Winslow. No abutters appeared. The subdivision met all legal requirements of the Town of Antrim and upon motion duly made and seconded, was approved.

Dorothy McCabe - Route 202

80-13

A map was presented for Mrs. McCabe's property and was signed by the Chairman for recording purposes only.

Normand Letarte, Turner Hill Road

80-6

Mr. Letarte appeared before the Board and indicated that the town maintained road in front of his home had been extended by the Town Road Agent and now was the required 210'. Selectman Paul Mercier appeared to indicate that the road was now acceptable to the Town. Since State law indicates that a subdivision can be defined by a Town road and since the road now meets the 210' requirement, two lots do exist and Mr. Letarte can sell the 60 acres to the East of the road. No public hearing is required and the subdivision is valid. Mr. Letarte indicated that James Stewart is planning to buy the lot to the East of the road.

Executive Enterprises, Inc., Summit and Forest Streets - Public Hearing

80-10

The Secretary indicated that all required public notices and newspaper announcements for this hearing were properly run and that all abutters were notified of the hearing by certified mail. (All abutters returned receipts.)

Ed Vogel appeared representing Executive Enterprises and presented a 5 lot subdivision. He presented a letter from Carrol Johnson indicating that the lots could tie into the water system. The water precinct would provide the pipe and the developer would have to bear the burden of installation and hook-up. Mr. Vogel presented a letter from Emery Doane, Selectman, which indicates that the 5 lots could hook into the sewer system. The developer would be responsible for all costs and would have to insure that the hook-ups meet all State standards.

The Board would not approve the subdivision for two reasons: 1. the developer did not present a cross section and profile of the road as requested at prior meetings and 2. because the question of a performance bond had not been resolved. The performance bond requirement directs Mr. Vogel to present either a bond or a passbook that would be held by the Town until completion of the road. Mr. Vogel indicated that he would prefer to offer the land as a guarantee that the road work would be properly completed. Town Counsel had previously indicated that this was a method that had been used in other towns. The Board instructed the Chairman to tell the Selectmen that the Board's recommendation was to obtain either a performance bond or a passbook.

Dr. and Mrs. Ross, Gregg Lake Road

80-14

Dr. Ross appeared before the Board to see if a boundary line agreement could be made in an exchange of property between himself and the heirs of Dr. M. H. Luries. The Board felt this would not be appropriate given that 150' of lake frontage is required by current Town Zoning Regulations and Dr. Ross has this much frontage but would not if he were to give some of his current frontage to the heirs of Dr. Luries as he proposed to do. The Board felt that what would be created would be two non-conforming lots and this would be a problem primarily because the new Lurie lot would be very desirable because of its expanded lake frontage. Since the Lurie lot is divided by White Birch Point Road, the parcel of land that has the lake frontage could be sold separately. It is a very small piece of land and would constitute a very poor subdivision. The Board indicated that it would be much more favorable toward this land transference if the Lurie lots on both sides of the road were linked by a covenant deed as one piece of property.

Elderly Housing, Aiken Street

Boston Industrial Development Corporation appeared before the Board to review their plans for development of Elderly Housing. Appearing for BIDC were Fran Chapman, Richard Brimley, Robert Kargman and Bill Casper.

BIDC spoke to the Board's two primary concerns about the property, namely: 1. the grade of the land and 2. automobile access onto Route 202. Regarding grade, Mr. Brimley, who is an architect, indicated that BIDC's plans call for no sidewalk or road with a grade greater than specifications that are required by the Department of Housing and Urban Development. A copy of these specifications was presented and shows that streets may have a grade of no greater than 14% and main sidewalks no greater than 10%. Mr. Brimley showed a plan which indicated how the sidewalk could be made to run from the center of the development to the top of Aiken St. without exceeding 10% - primarily by using a switchback layout. Overall the sidewalk (as sketched) had an average grade of 7%. Similarly, the driveways and roads in the development were shown to not exceed the HUD standards.

Regarding the question of access onto Route 202, BIDC representatives agreed that this was a dangerous access point. They believe that it could be made safe by "shaving" the land on Goodell Hill thus providing a clear line of vision to and from the access point. They indicated that they would determine who owns the property and explore the feasibility of "shaving" the land.

Under motion duly made and seconded, the Board voted and found the site appropriate for the proposed use as required in Article VIII, Section D, 2,

if the following conditions are met:

1. Widen Aiken Street to 24'.
2. Provide, to the Planning Board's satisfaction, for safe vehicular access unto Route 202.
3. Provide for vehicular access onto the town's sewage treatment maintenance road.

Additionally, the Board recommended that a sidewalk be provided on Aiken St. to allow for safe pedestrian access.

The next meeting of the Board will be held on October 23, 1980.

Upon motion duly made and seconded, the meeting was adjourned at 11:00 p.m.

John J. Medford  
Ch