

ANTRIM PLANNING BOARD

MINUTES

July 14, 1983

Present: James Dennison, Chairman, Harvey Goodwin, John Jones, Bruce Kierstead, Robert Watterson, Rod Zwirner, and Katherine Wasserloos, Secretary

1. The minutes of the meeting held June 23, 1983, were approved as written.

2. Fred & Judy Heyliger (formerly Abbott property) Miltimore Road

The board met with Fred & Judy Heyliger who propose to make a bed and breakfast inn in the former Abbott house at Clinton Road and Miltimore Road. The present zoning ordinance require that a special exception be granted from the Board of Adjustment for "motels, inns, cabins or other transient lodgings provided they are located on a lot of at least five (5) acres." Additionally, "if the Planning Board finds the specific site is an appropriate location for such uses, and if in each case it has an adequate water supply and sewage system, and meets all applicable requirements of the State", the applicant may then appear before the Board of Adjustment for a special exception. The Planning Board evaluated the proposed plan set forth by the Heyligers and found the site to be an appropriate location for such a use. A letter will be sent to the Board of Adjustment confirming the Planning Board's approval.

3. Preliminary Hearing - Birchmere Investments, Inc. - White Birch Point

Don Mellon, surveyor, and Robert T. McWalters, Esq. of McWalters & Byk, representative of Birchmere Investments presented a three-lot subdivision in White Birch Point. Lot 1 - 1 4/10 acres; lot 2 1 6/10 acres, and lot 3 1 3/10 acres. Frontage on the lots is as follows:


Lot	Road	Lake
1	201.34'	167'
2	158.82	205
3	145.00	280

A list of the abutters was presented to Mr. Dennison who will send out certified letters in anticipation of the public hearing to be held on August 11, 1983.

4. Mr. Dennison reported that Rachel Reinstein has been appointed to replace Bob Watterson as commissioner of SouthWest Regional Planning Commission. Mr. Dennison is the board's second commissioner.

5. Mr. Dennison cautioned the board to be aware of the possibility that a "discretionary easement" situation might exist when a piece of property is presented for subdivision. The law reads that land cannot be subdivided with a discretionary easement attached to it.

There being no further business to come before the board, the meeting was adjourned at 9:00 p.m. The next meeting of the Planning Board will be held on July 28, 1983, at 7:30 p.m.


Katherine Wasserloos
Secretary