

A N T R I M P L A N N I N G B O A R D

Minutes of Meeting of August 11, 1983

Planning Board Members Present: Harvey Goodwin, Bruce Kierstead, Rachel Reinstein, Robert Watterson, Rodman Zwirner, James Dennison, chairman and secretary pro tem.

Public Hearing - Birchmere Investments

Notices had been sent by certified mail to the six abutters, all of whom returned receipt acknowledgements. The notice appeared in the Hillsboro Messenger published July 28. Notices were posted on July 25 on two Town bulletin boards.

Several abutters appeared at the hearing along with a large contingent of members of the White Birch Point Association. Mr. Franco, an abutter and President of the Association, read a prepared statement strongly supporting the subdivision proposal and the arrangements whereby Lot 1 would be deeded to the Association. There was no opposition to the subdivision as presented.

Attorney McWalters and Surveyor Mellen represented Birchmere Investments. The Board asked them to provide two documents relevant to the subdivision: (1) Approval by the N.H. Wa Water Supply and Pollution Control Agency for septic systems on Lots 2 and 3; (2) a copy of the deed transferring Lot 1 to White Birch Point Association.

On condition that these two documents were submitted to the Planning Board, the Board voted unanimously to approve the application for a 3-lot subdivision of property of Birchmere Investments.

William C. and Frances Abbott

Following the Board's instructions at its meeting of June 9, 1983, the Abbotts, represented by Surveyor Dennis McKenney, had plats showing all of the Abbott and the James Shea property before and after the proposed annexation. The Board stated that the plats were satisfactory and as soon as the required deed restriction was submitted, the annexation would be approved.

Dennis H. Carignan and Gary Van Overmieren - Route 202

This proposal, presented by Mr. Carignan, had been reviewed by the Board at its meeting of May 8, 1980. The State's verification of point of access to Route 202 and the right-of-way plan were now in Mr. Carignan's hands, as requested by the Secretary in May 1980. One access road has been approved, to be shared by both owners of the two-lot subdivision. Mr. Carignan had a rough layout of the land. He will have a proper survey prepared and bring it to the Board.

Rowell Property between Route 202 and Old Turnpike Road

Mr. Rowell had informally discussed his proposals with the Chairman several months ago. He owns a triangular plot which was approved for subdivision in 1970. The Board referred to section 1.10 "Exemptions" of the Antrim Subdivision Regulations which protects an approved plat from changes in regulations for four years unless improvements shown on the plat have been "substantially completed." Mr. Rowell claimed that no "improvements" were required by the 1970 approval. Since the lots do not in many respects meet present Antrim zoning and subdivision requirements, there is doubt whether the 1970 action is still valid.

Also the widening of Route 202 since 1970 caused the State to take part of Rowell's property, cutting one of his lots in half and severely diminishing two others. The Board Chairman, supported by Town Counsel, stated that this taking invalidated the 1970 approval of those three lots and that the subdivision of that portion of Rowell's land would have to be reconsidered. There was difference of opinion among Board members. Mr. Rowell needs to obtain approval for septic systems from the State, and to apply for a building permit to the Selectmen. The matter was left undecided by the Planning Board.

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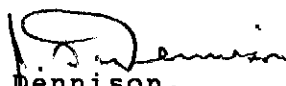
The Minutes of the Planning Board meeting of July 28, 1983, were approved without change.

Dates of September Meetings

An important session on changes in N.H. planning and zoning laws is scheduled by the Southwest Region Planning Commission on September 8, 1983, and all Board members are urged to attend. Therefore, the Board meetings in September will be on the 15th and 29th. The prescribed notices have been posted, will appear in the Hillsboro Messenger, and were distributed to all Board members.

Adjournment

After noting that the next Board meeting would be on August 25, the meeting of August 11 was adjourned at 9:30 p.m.


J. T. Dennison,
Secretary pro tem