

ANTRIM PLANNING BOARD

Minutes

December 8, 1983

Present: James Dennison, Chairman, Harvey Goodwin, Vice Chairman, Rachel Reinstein, Robert Watterson, Rodman Zwirner, and Katherine Wasserloos, Secretary

The meeting was called to order at 7:35 p.m.

Public Hearing, Birchmere Investments, Inc., White Birch Point Road (Folder 83-9)

The prescribed notices had been posted on two town bulletin boards at least two weeks in advance of the hearing. A public notice was published in the Hillsborough Messenger, and twelve abutters were notified by certified mail 15 days in advance of the hearing date. Mr. and Mrs. Connery of the Clinton and So. Village Water Company were the only abutters in attendance.

The Planning Board previously reviewed this three-lot subdivision on October 27, 1983.

Lot 1- 6.51 acres, 101.27' frontage on White Birch Point Road

Lot 2- 3.80 acres, no frontage on any road

Lot 3-14.59 acres, 100.0' frontage on White Birch Point Road

Lots 1 and 3 are split by the residential district line; lot 2 is entirely in the recreational district. Lot 2 is to be conveyed to the White Birch Point Association as it encompasses the drilled well for the water supply to the Association.

Of further note is the fact that the abutting lot of Peter C. Labovitz, approximately 90 x 101', is located within Lot 2. The Labovitz lot is a pre-existing lot; not part of this subdivision. Mountain Road is not a town road, but rather a private road owned by the owners of Lots 1, 2, and 3. Mr. Labovitz has a right-of-way. A copy of the deed conveying lot 2 to White Birch Point Association is on file. The deed reflects that lot 2 is not for any building purposes.

Mrs. Connery requested that the minutes reflect that she does not object to the subdivision.

Atty. McWalters represented Birchmere Investments.

Upon motion duly made and seconded, the board approved the subdivision.

2. The minutes of the previous meeting were approved as written.

3. Re: Strepka, et al as spelled out in the minutes of the previous (November 10) meeting, the board referred to the minutes of July 10, 1980, in which it approved that Mr. Strepka owned two separate lots, one on the north side and one on the south side of Elm Avenue. Attorney Howard and Mr. Strepka were notified.

In the future, the Planning Board should be alerted to the fact that in cases where a road divides a lot, further research should be done to determine whether the subdivided lot is the result of one piece of land or two accumulated lots pieced into one.

4. Audobon property, Willard Pond (Folder 78-5)

This property, surveyed by Henry I. Baldwin, consisting of the Abbott lot and part of the Nay lot was signed by the chairman for recording purposes only.

Antrim Planning Board

December 8, 1983

Page Two

5. The chairman reported on the progress of the Master Plan. With January 1986 as a goal, the town has two years to change zoning to abide with new state statutes.
6. The next meeting of the Planning Board will be held on January 12, 1984, at 7:30.



Katherine Wasserloos, Secretary