

ANTRIM PLANNING BOARD

Antrim, New Hampshire

MINUTES: 09 August 84

Present: B. MacCulloch, R. Reinstein, R. Zwirner, J. Jones, H. Goodwin, J. Heyliger

Absent: J. Dennison, B. Kierstead, R. Watterson

Harvey Goodwin, vice-chairman, opened the meeting at 7:30 pm.

The minutes of the 26 July 84 meeting were amended to read: re clarification of state statute 676:18 -- the Registering of Deeds: A plat for recording purposes may now be registered if it is signed by a registered land surveyor and shows lines dividing existing ownership, established streets (whether public or private) and that no new lines for division of existing ownership or for new ways are shown without the Planning Board's approval.

Antrim/Hillsboro land dispute

There are five (5) lake lots of Franklin Pierce Lake (totaling 2± A) which have been paying taxes to the town of Antrim for thirty (30±) years. A recent tax map survey prepared by Don Mellen for the town of Hillsboro has a portion of these lots lying in Hillsboro; thereby, creating a question concerning dominion. The selectmen from each town will be meeting soon to discuss and clarify this matter.

The meeting was adjourned at 8:20 pm.

MINUTES: 23 August 84

Present: J. Dennison, H. Goodwin, B. Kierstead, B. MacCulloch, R. Reinstein, R. Zwirner, J. Heyliger, R. Watterson

Absent: J. Jones

Jim Dennison opened the meeting at 7:35 pm.

84-4

Public Hearing: Loretta and Mary McKinney property of Smith Rd.

The McKinneys are subdividing their 82.86 A farm on Smith Rd. into three (3) lots: Lot 1=43.33 A, Lot 2=12.03 A, and Lot 3=27.5 A. Don Mellen prepared the survey and has presented their plan to this board at a preliminary hearing held 26 July 84 and again this evening. All abutters were notified by certified mail; there were no words spoken against this subdivision. This board finds there are no conflicts with the zoning laws regarding this subdivision. H. Goodwin moved to accept the plan as presented; R. Reinstein seconded the motion; the vote was unanimous in favor.

Robert Morgan property, Brimstone Corner Rd, Hancock, N.H. (subdivision)

Mr. Morgan owns a 200- A farm (east of Willard Pond) with most of the land in the town of Hancock. He wishes to give the Audubon Society approx. 140A, subdividing the remaining acreage into two (2) 20A house lots (Hancock) and one (1) 27A lot on Goodhue Hill (Antrim). It is Mr. Morgan's intention to keep a 30' easement from Brimstone Corner Rd. to his property on Goodhue Hill with the intention of building a cabin there sometime in the future. Mr. Morgan's plans for subdivision are acceptable under the present zoning laws; however, as access to the 27A lot (on Goodhue Hill) is via a Class VI road, building on this lot is prohibited under current law. This board advised Mr. Morgan to speak again with

Lloyd Henderson, his attorney, and to bring a deed description of his land to our next meeting. It is possible that the portion of land in Antrim which he is giving the Audubon Society could be handled as an annexation since the A.S. owns contiguous property.

Mrs. Sidney Smith property, corner of DeBart Lane and Hilton Ave. in Antrim village (subdivision)

Mrs. Smith is proposing a two (2) lot subdivision of her 1.4A lot: Lot 1=.63A and Lot 2=.8A. This land is contained in the residential zone of Antrim. She intends to have her son, Dave Wilson, and his family build on Lot 2. This subdivision was denied because DeBart Lane is a Class VI road.

The board advised Mr. Wilson to seek a class change for DeBart Lane (from VI to V). First, he must determine if the town owns the road. If this is the case, then he may go to the selectmen with a petition carrying ten (10) signatures; then, it is a matter of having the road agent approve the change in classification for DeBart Lane.

Frisilla Shook property, North Main St. in Antrim village

84-6

Jim Dennison read a letter he sent to the Peterborough Savings Bank (dated 15 Aug 84) regarding the status of this subdivision. The bank wished information so as to handle the change of ownership of this property. Mr. Dennison's letter stated the subdivision has not been granted as yet.

Surveyor Dennis McKenney gave this board the necessary survey maps for our files and a list of abutters to be notified by certified mail for a public hearing to be held 27 Sept 84.

Doug Mooney, owner of the Studio Restaurant, Main St. in Antrim village

Mr. Mooney wishes to add a 30' X 30' addition onto the back of the existing building to increase space in his restaurant. He stated the addition will stop 25' back from the canal. This plan is within the zoning law as long as he stays within the existing boundaries of his present building.

John Davy property on Rt. 202

84-5

Mr. Davy came before this board on 26 July 84 with a proposal to subdivide his property. That proposal was denied because he lacked 70' of frontage. He has taken the board's advice and is negotiating with his neighbors, the Kerber's, for the needed frontage. Meanwhile, he intends to build a structure on his property (approx. 28 X 30) to store his materials. He will build with the idea of satisfying the zoning laws if he is successful in buying more property and subdividing at a later date.

Angelo Fiorini property on Salmon Brook Rd. (subdivision)

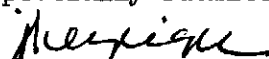
84-9

A preliminary hearing was held on 12 July 84 concerning this subdivision. Surveyor McKenney brought a corrected survey for our files and a list of abutters, asking for a public hearing to be held 27 Sept 84.

This subdivision does satisfy Antrim zoning requirements but does not meet the covenants of the property ie: there is only a 65' set back from property lines and the covenant states there must be 75'. Mr. McKenney was advised to not only notify the abutters of this property but to make all members of this association aware of the public hearing.

Meeting adjourned at 9:50 pm.

Respectfully submitted,

  
Judith Heyliger