

ANTRIM PLANNING BOARD

Antrim, New Hampshire

23 May 85

Present: R. Watterson, R. Reinstein, J. Dennison, H. Goodwin, J. Heyliger

Absent: R. Zwirner, B. Kierstead, J. Jones, W. MacCulloch

Jim Dennison called the meeting to order at 7:35 pm. The minutes of the 09 May 85 meeting were approved.

I. Public Hearing re: the Bob MacNeil property

A two (2) lot subdivision located on Rte. 9 on Franklin Pierce Lake at the Antrim/Hillsboro town line:

The proper notice was published in the Messenger (08 May 85) and on the town bulletin boards. Of the three abutters, M/M Palhof did not acknowledge receipt of the registered letter sent to them. (However, Mr. Mac Neil mentioned they had called him to question the contents of that letter.). No abutters were present at this meeting.

Mr. MacNeil presented a survey (prepared by Thomas C. Dombroski, LLS of Claremont, NH 03743 and dated 04 Sept 84) showing Lot 1= 1.35A with 520 ft. of frontage and Lot 2=5.77A with 813 ft. of frontage on Rte. 9. The property is in the recreational district. It has septic and driveway approval; and it meets all requirements for a subdivision as defined in the Antrim Zoning Ordinance. Harvey Goodwin moved the PB approve this subdivision; Rachel Reinstein seconded the motion. The motion was accepted by all PB members. Jim Dennison signed the Mylar.

- II. Paul Hardwick, a realtor representing property owned by Real Keene Gas and Service Co. (to be sold to Harry Sheldon), presented a Quitclaim Deed stating that Howard Humphrey was relinquishing all rights to this property (to give clear title to the Gas Co.) located close to the corner of High St. and Rtes. 202 and 31. Mr. Humphrey was a previous owner of this property and it has been found that the property was subdivided without approval in 1969. The State of NH has said that any unapproved subdivision which occurred between July 1, 1969 and July 3, 1970 is null and void. The Gas Co. wishes to sell to Mr. Sheldon; however, without this Quitclaim Deed, the bank will refuse Mr. Sheldon a mortgage. *See attached letter signed by Chairman.*
- III. Don Mellen presented a plan of land surveyed for Continental Telephone Co. of NH, Inc. containing 26,635⁺ sq. ft. and owned by Winslow Caughey. The property is located on Old North Branch Rd. close to the entrance of Hawthorne College. Contel wants to construct a small relay station there. This is for recording purposes only. Jim Dennison signed the Mylar.

IV. Subdivision - Alice M. Mulhull property on Pierce Lake Rd.

Dennis McKenney presented a preliminary sketch (dated Sept., 1979) of this property also known as the Richardson Tract. The property is to be subdivided into

two (2) lots: Lot 1= 13.5[±] A and Lot 2= 50[±] A. The PB will require that the land survey include read frontages and exact measurements of Lot 2 but will accept the far boundaries of Lot 1 as now shown of the preliminary sketch. (Mr. McKenney explained that it would be extremely difficult to survey that back boundary due to very rough terrain.)

Mr. McKenney requested a public hearing for 13 June 85 and supplied a list of abutters.

V. Subdivision - Butterfield Farm on Rte. 31

This land is owned by Charles Butterfield and Isabel Nichols and isto be subdivided into two (2) lots; Lot 1= 12A and Lot 2= 33[±] A. The entire tract of land on the west side of Rte. 31 must be surveyed. Mr. McKenney asked for a public hearing to be scheduled for 13 June 85 and will supply Mr. Dennison with a list of abutters.

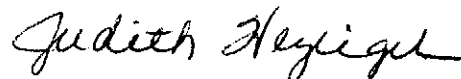
VI. Mr. George Walsh has met with town counsel, Lloyd Henderson, and PB chairman Jim Dennison to determine if Mr. Walsh's proposed plans for a condominium complex at the corner of Summit and Forest Sts. are appropriate. He wishes to construct two (2) buildings containing five (5) units each for a total of ten (10) family units (each a two-story, 2 bedroom unit, 24 x 28). He asked that the PB waive the requirement that he must build a town road into the property; his wish being to build a road to town specifications (excluding a cul-de-sac) but owned by the condominium association. He wants to begin construction immediately and hopes to have the units ready for occupancy by Spring, 1986.

The PB agreed to recind the previous subdivision (#80-10) which conditionally approved this subdivision for Executive Enterprises, Inc. on 11 Dec 80 because as stipulation for the subdivision, a town road was to be constructed within four (4) years. No road was constructed.

Mr. Walsh must now apply for a building permit and the selectmen will make the final decision regarding the building of this condominium complex. The PB queried Mr. Walsh re: adequate fire protection and advised him to seek approval for building and grounds plans by the fire marshal, Hank Cutter.

Meeting adjourned at 9:15 pm.

Respectfully submitted,



Judith Heyliger