

# ANTRIM PLANNING BOARD

## Antrim, New Hampshire

MINUTES: 24 Oct 85

Present: R.Reinstein H.Goodwin R.Zwirner W.MacCulloch  
R.Watterson J.Dennison J.Heyliger J.Jones

Absent: B.Kierstead  
P.McClintock

Jim Dennison called the meeting to order at 7:35pm. The minutes of the 10 Oct 85 meeting were approved as ammended.

- I. Donald Knapton and surveyor, Don Mellen, came to the PB seeking further information re: a sixteen (16) lot subdivision they are considering for development along the Antrim/Hillsboro town line at the east end of Franklin Pierce Lake. (note: see minutes of 27 June 85)

Jim Dennison signed a plan for recording purposes only for a property in Antrim abutting Mr. Knapton's proposed subdivision. No houses will be built on this land as it is a Public Service of New Hampshire right-of-way.

Mr. Knapton and Mr. Mellen expanded on the rough sketch they had shown the board in June, 1985: Lots 1 - 7 are either all or partly in both towns (Lot 1 is entirely in Hillsboro), varying in size from 2 to 5 <sup>±</sup>A; Lots 8 - 16 all lie in Antrim and are 5 to 7 <sup>±</sup>A. The survey of this land was on five separate sheets of paper making it very difficult to concieve the entire plan. Harvey Goodwin asked that a locus be prepared so that all PB members could have an integrated plan of the entire subdivision. It will be necessary for them to comply in order for the board to take further action.

Access to this proposed subdivision was discussed: Barden Hill Rd. is entirely in Hillsboro (and is maintained by that town) and is a Class V road. Gibson Mt. Rd. ( or Mountain Rd. as it is known in Antrim) has not been maintained for five or six years and is of Class VI status.. According to the Antrim Town Meeting Report of 15 Mar 79, Article 32 stated "...to see if the town will vote to close subject to gates and bars the following roads..."; and Sub-paragraph F reads "...that part of Mountain Rd. formally known as Lawson Rd. or Harve White Rd. which runs from the Hillsboro town line to the point where it was closed previously." Rachel Reinstein was asked to investigate that part of the road which was "previously" closed: Was it discontinued and what length is that section of the road? After much discussion, Mr. Knapton said he was prepared to bring Gibson Mt. Rd. up to town standards.

Further discussion involved the important considerations of providing police and fire protection, education for future residents of this area, and water and sewage. These are serious concerns and satisfactory resolutions inevitably must be addressed by Mr. Knapton at whatever time he choses to come before the PB for a preliminary hearing for his proposed plan to subdivide his property.

Mr. Dennison read aloud to Mr. Knapton and Mr. Mellen the regulations regarding premature subdivisions in the Antrim Subdivision Regulations: 4.03 (pg.18). Further, he directed each PB member to read that regulation and be familiar with what the board is authorized and obligated to do as it considers all proposed subdivision requests.

- II. Howard Humphrey, Jr. sent a sketch of a piece of land owned by Dr. Alfred Chandler that he wishes to annex to his property. He must obtain the required waiver (Antrim Subdivision Regulations: 3.01) from Dr. Chandler and then present it to the PB.
- III. Robert Watterson discussed informally a possible plan for cluster housing on a 2.4 A piece of land he owns on High St., Antrim. The land is zoned residential and would allow for five (5) dwelling units. Each unit could be a duplex; therefore, ten (10) families could be housed in this project.
- IV. One hundred seventy (170) copies of the Master Plan will be ready from the printer on 01 Nov. A tentative date of 21 Nov 85 is set for the public hearing to read, review, discuss, and approve this Master Plan.

The meeting was adjourned at 9:40 pm.

Respectfully submitted,



Judith Heyliger