

ANTRIM PLANNING BOARD

Antrim, New Hampshire

MINUTES of ANTRIM PLANNING BOARD -- March 13, 1986

Present: H.Goodwin, J.Jones, B.Kierstead, W.MacCulloch, R.Watterson,
R.Zwirner, J.Dennison, Chairman and Secretary pro tem

Absent: J.Heyliger, P.McClintock

Minutes of February 27 Meeting

The record of the rather complex, technical matters discussed at the Feb.27 meeting had been transcribed faithfully by Secretary Heyliger, and were appreciatively approved by the Board.

Inchcape North Subdivision

There were two conditions attached to the Board's approval of this proposal by Dinald Knapton. One -- the signature of the Antrim Road Agent on the specifications drawn up by Mr.Knapton for the rebuilding of Gibson Mountain Road -- has been accomplished. The document is in File 85-4. The other condition should be satisfied shortly. when the Antrim Town Counsel delivers to the Board the bonding documents for Knapton's road building. Meanwhile the Mylars for the development are in the Planning Board file cabinet.

Status of Master Plan

The Chairman reported that 300 copies of the Antrim approved, official Master Plan are in the storage room off the Little Town Hall. They are being sold by the Town Clerk at \$8.00 per copy. This is the going price for town Master Plans and will not fully recover the Town's expenses in preparing the Plan. The Chairman will be hawking them at Town meeting.

Tucker Brook Builders

The applicant was represented by its two principles, Messrs.Gonzales and Frank, and their engineer Mr.Keach of Holden Engineering.A preliminary plan of the nine individual, clustered house lots was presented. Each lot is at least 1/2 acres with a minimum of 150 feet frontage on Pleasant St. or the new road to be constructed into the subdivision. Each house lot will have its own septic system and leaching field, since the Sewer and Water commission require an expensive pumping station before the area can be connected to the Town sewer. The development will be served by Town water.

The Board and the developers expressed their regret that Town sewer could not be extended to the area, since, in the opinion of the Board, there may well be other residential housing constructed in that part of Town, and that may be the part of the present Rural Zoning District that the Board recommends to be changed to Residential zoning. The Board intends to discuss such possible changes with the Sewer and Water Commission before proposing any extension of the Residential District.

Testing of soil percolation and further soils analysis

of the proposed Tucker Brook house lots has been conducted by Holden Engineering and Surveying of Concord NH, who are licensed by the State Water Supply and Pollution Control Board to make percolation tests. Tests of all the nine lots show excellent percolation in gravel soils with very little clay and no ledge. Their data will be submitted to the State Board who give official approval for septic systems.

Much concern was expressed about the well-known wetness of the acreage owned by Tucker Brook. However this marshy area is the lower, southern part of the plot. The proposed house lots are located in the higher, northwestern portion. The reason that most of the lots are larger than the minimum 1/2 acre specified by the Planning Board ^{is} that each lot must sustain a leach field for its septic system.

Attention turned to the road to be built into the clustered subdivision. It is to be about 750 ft. in length with a turnaround. It will be constructed according ^{to} the specifications spelled out in Antrim's Subdivision Regulations. [^] There was lengthy consideration of whether it should be a private or Town road. The pros and cons of both alternatives were explored exhaustively. The Antrim Zoning Ordinance and Subdivision Regulations give no guidance on the matter. An informal poll of the Board showed a preference for it to be a private road, but the advice of Town Counsel was requested before any official decision could be made. Soon after the meeting, the Chairman conferred with Town Counsel, who stated it would be wholly legal for the Board to instruct that it be a private road. If the developer built the road to the specs in the Regulations, and the homeowners later petitioned the Selectmen to accept it as a Town road, their request would be difficult to deny.

The next item of discussion was the status of the balance of the 18.7 acres owned by Tucker Brook which does not fall in the nine houselots or the road. The developer intends to form an Association of the homeowners. They have asked Atty. Henderson to draw up an agreement for each buyer to sign that he/she will abide by the terms of the Association, including paying proportionate shares of the property taxes which will be levied by the Town on the Association. Thus the "unoccupied" part of the land will be owned in common by the homeowners who are the Association.

The number of "judgement calls" required of the Board in this proposal underlines the urgency of having those portions of the Zoning Ordinance dealing with Clustered Housing and Condominiums revised to spell out all the details that are now missing. It is clear that Tucker Brook's proposition is neither a traditional clustered housing nor a detached-structure condominium, but is a clustered subdivision, which entity is not covered in current rules, and could set precedents undercutting the present intent of the Zoning Ordinance.

For its next appearance before the Board, Tucker Brook must have a "final" plat, a profile and construction details of the new road, State approval of percolation tests, and names and addresses of abutters. The Board will review the whole proposal and, if satisfied, will schedule the Public Hearing.

Former Richard Davis Property

This property located on Gregg Lake Road was granted a variance in 1975 due to the two lots being undersize. In 1979 Mr. Davis appeared before the Planning in order to annex a strip of land that he had acquired from his neighbor, the Butterfield Estate. The annexation was granted, but Mr. Davis became insolvent and never completed the transaction. (In 1979 the Board's regulations did not include annexation, so this was called a "boundary line adjustment".) The bank foreclosed their mortgage and took possession of the two small lots, but did not discover the abutting strip. The Town has taken possession of that strip for non-payment of taxes.

Wm. MacCulloch has purchased the property from the bank and wishes to obtain the "annexed" strip. It was agreed that the 1975 variance is still valid. Since Mr. MacCulloch's deed shows the two lots as only one lot, MacCulloch will either have the deed corrected or come back to the Board to divide into two lots including the strip, if he is successful in purchasing the strip from the Town.

Resignation of Chairman

Mr. Dennison read his letter of March 13 to the Selectmen resigning from the Planning Board. His decision was made as far back as October on the expectation of the completion of the Master Plan, which was the major task he had set for himself. He thanked the Board for their cooperation over the seven years of his chairmanship. He offered his continuing services as consultant for revisions of the Zoning Ordinance

Minutes by J.T. Dennison, Secretary pro tem.

J. T. Dennison