

ANTRIM PLANNING BOARD

Antrim, New Hampshire

MINUTES OF THE ANTRIM PLANNING BOARD -- July 10, 1986

Present: H. Goodwin, Mike Oldershaw Sr., R. Reinstein, R. Watterson,
R. Zwirner

Absent: J. Jones, B. Kierstead, W. MacCulloch, P. McClintock

Tucker Brook Builders Cluster Housing

Dick Frink representing Tucker Brock Builders presented a State approved subdivision approval on sewage and water disposal from the Water Supply and Pollution Control Commission. Tucker Brocks entire parcel is 18.7 acres with 9 lots. All have the minimum of 150' frontage; smallest lot being 1/2 acre. Dick Frink garauntead that the private road would be maintained by the Association. Mike Oldershaw was concerned with having some kind of a bond on the roads being maintained, to secure the rights for the people. The Board asked of Tucker Brook to have a written approval from the Water and Sewer Commission for his hook up to the town water. Tucker Brock has complied in full to what the Board was asking. A Public Hearing will be set for August 14th to consider the proposed Cluster Housing Plan.

David Wilson Subdivision

David Wilson presented a preliminary plan which had been approved on October 11, 1984. This is a subdivision with Sydney B. Wilson - Smith on DeBart Lane. David was asking for approval from the Board to hook up to the town water and sewer on Hilton Avenue. The Selectmen had approved and the Water and Sewer Commission had approved but he had nothing in writing. David will have to dig a 600' trench to hook up to the the existing culvert. The town would maintain any problems once David was hooked up. The Board requeste that David have it drawn up on his plan just where he planned on digging this trench to the existing culvert, and also present the Board with a written approval from the Selectmen and the Water and Sewer Commission. Their doesn't seem to be any reasons in holding another Public Hearing as the subdivision had already been approved in 1984.

Michelle Cole Subdivision

Michelle presented the Board with a preliminary plan on 43 acres on Reade Carr Road and discontinued Brackett Road and off Rte #9. Michelle was asking for a Mobile Home Subdivision. The discontinued Bracket Road was a big controversy. There was question as to whether the road is abandoned, a Class VI Road or no longer a road and considered a trail. No information on the road being cwned by the town or owned by an abutter. She would have to upgrade the existing road or build their own road to town specifications. She would also need a variance about frontage on another lot, access permit from the state. The Board requested she would need a statis of the road, preliminar plan with a total survey, a variance for the frontage and a cul - de - sac with proper drainage. With all that was requested Michelle seemed discouraged with all the inccnveinient complications.

The Board went into discussion about a few problems that seem to re-occur with the Water and Sewer Commission. Such as, no one ever seems to have a written agreement from the Water and Sewer Commission on approval of hook up and question as to whether there could be servicing for more than one hook up in the culvert for the town water and sewer. The Board concluded with feeling very strongly that we should have one member from the Water and Sewer Commission on our Board. That way many of the Boards questions could be answered and any said person that comes before the Planning Board could have their questions answered referring to the town water and sewer. It was left that Rachel Reinstein would speak with Benjamin Pratt.

The Board had discussion about the Public Hearing on the cutting of the trees pertaining to Peter Lamb. The Board was very uneasy about how the Selectmen had taken it upon themselves to set up a hearing for the Board when the Board was so unfamiliar with the case. The Board has always had the said person present them with a preliminary plan before any hearing would take place. The Board was also disappointed that Peter Lamb did not attend the meeting this night to familiarize himself on his proposal. There was question as to whether to cancel the hearing but with all the registered letters already mailed out to the abutters and the advertising, it was almost impossible. It was decided to have the secretary type a letter to Peter requesting he be prepared for the Public Hearing by having a preliminary plan drawn up with controls and guidelines in detail as to what he is proposing, detailed utility layout and as much information he can bring.

David Penny from the Board of Adjustment volunteered to help Jim Dennison with the changes in the Zoning Ordinance.

Minutes by Debi Barr, Secretary

