

ANTRIM PLANNING BOARD

Antrim, New Hampshire

MINUTES OF THE ANTRIM PLANNING BOARD -- September 25, 1986

Present: H. Goodwin, J. Jones, R. Reinstein, M. Oldershaw, Sr.
W. MacCulloch, R. Zwirner

Absent: R. Watterson, P. McClintock

David and Joan Beisel for a Subdivision

Mr. and Mrs. David Beisel presented the Board with a drawn up plan on 24 acres on Meetinghouse Hill and Route #31. They were interested in subdividing this property into 4-6acre lots. Two lots on Route #31 had frontage of 356', two lots on Meetinghouse Hill had frontage of approximately 410'. Frontage on Route #31 was no problem but frontage on Meetinghouse Hill was a problem because Meetinghouse Hill is not a town maintained road. They could still subdivide into 2-12 acre lots or 3-8acre lots with frontage on Route #31. Mr. and Mrs. Beisel plan to have a surveyed preliminary plan drawn up to present to the Board at a later date.

Dan and Kathryn Buckless for a Subdivision

Mr. and Mrs. Buckless presented the Board with a drawn up plan on land their in the process of purchasing on Elm Avenue. Merle Aborn had split the land into two lots a while ago. One lot being 3.5 acres and another lot being 4.8 acres. Mr. and Mrs. Buckless would like to buy the land and subdivide. If feasible for them they would like to put a house on each lot. They were interested in any information the Board could give them. The Board informed them that they needed a State Subdivision Approval because the lots were under 5 acres. They needed septic approval, test pits had to be dug and pert tests had to be sent to the state before the Board could do any approval. Mr. Buckless asked of information required for the preliminary layout; concerning Section 6.00 Final Plat, 6.01 (f). The Board explained the reason for dimensions to the nearest hundredth of a foot was for consistency and informaty of plans.

Tucker Brook Builders

Dick Frink presented each member of the Board with a copy of the Association Document. The Board took time to review the Document. The Boards main concern was what was written up on the Association being responsible for maintaining the roads. Dick Frink pointed out Article II on page 1. Mike Oldershaw was not really comfortable with what was written. The Board discussed the issue and decided it was acceptable. The acting Chairman, Harvey Goodwin, signed the Mylar.

Christopher Williams for a Subdivision

Christopher Williams was representing SugarBush Incorporated. He presented the Board with a small drawn up plan on 14 acres on Smith Road. Mr. Williams was interested in subdividing into 2-7 acre lots. The land had 558' road frontage. Mr. Williams felt there were no hazards from what little wetland there was to prevent a leachfield. The Board felt no reason

for a topography because the lots were over 5 acres. The Board did want to know where the wetland was on the lots. Mr. Williams also brought it to the Boards attention that there had been a complaint about the pond in front of Mrs. Fowlers causing a spring run off and choking the culvert. The Board assured Mr. Williams that the Road Agent had already checked on it and felt everything was fine.

Harvey Goodwin informed the Board that he had spoken with the Chairman of the Board of Adjustment, David Penny, concerning Joan Read and her subdivision. They felt instead of forcing an odd shaped lot, the Board of Adjustment should agree on a variance on the lot size for a subdivision. Mike Oldershaw was concerned with having the wells and leachfields checked because of the Industry that was once there and the chemicals that were used. The Board really can not do anything about that but felt the issue should be made aware of.

Minutes from the previous meeting were read and corrected.

Minutes by Debi Barr

Debi Barr