

# ANTRIM PLANNING BOARD

Antrim, New Hampshire

## Minutes of the Antrim Planning Board -- January 8, 1987

There was a hearing of the Antrim Planning Board on Thursday, January 8, 1987; at the Little Town Hall for Andrew and Eleanor Lane, Smith Road on a subdivision.

The roll call for the Board was as follows:

Harvey Goodwin, Ch	-present
Robert Watterson	-present
Rachel Reinstein	-present
Mike Cldershaw, Sr.	-present
William MacCulloch	-present
John Jones	-present
Rodman Zwirner	-absent
Phil McClintock	-absent
Dick Schacht	-absent

Andrew Lane presented a drawn up preliminary plan to the Board on 63 acres on Smith Road which he proposes to subdivide into three lots. Lot I 6.8 acres, Lot II 5.1 acres, Lot III 42 acres. Mr. Lane proposes to keep Lot I, sell Lot II, and Lot III is in current use. Mr. Dennison was in question about the property on the other side of the town road. Lot III is automatically subdivided by the town road. There was question as to whether Mr. Lane would need a seperate deed for this property. Mr. Lane bought this property all on one deed. The Board felt Mr. Lane would need a seperate deed for this divided property if he was to sell but this was not an issue at this time. All requirements had been met. The Board voted unanimsly in favor of approval for the subdivision. Mr. Goodwin signed the Mylar.

### David Gavitt, Dorothy Tarbel on a Residential Subdivision

Mr. Gavitt presented a drawn up preliminary plan to the Board on 23 1/2 acres off West Street. Also with Mr. Gavitt was his surveyor and his wife Dorothy Tarbel. Mr. Gavitt proposes to subdivide into 12 lots; Lot 13 is in the process of being sold to the school. Mr. Gavitt is proposing - 1200' of roadway with a 50' right of way. Topography of the land was done, 1 test pit dug on each lot. Mr. Gavitt is waiting for the State Subdivision Approval. The Board asked to see Mr. Gavitt another time. Mr. Gavitt would need certain requirements met before setting up a Public Hearing. He would need the State Subdivision Approval, a letter of approval from the Water and Sewer Commission to connect into town water. The Lots would need their own septic because their unable to connect into the town sewer. The Board would like to see some road drawings, typical section, profiles, and cross-sections, and drainage. The Board would need some kind of Bond on the road. The Board suggested Mr. Gavitt call on the Town Road Agent, so he can review what their proposing. The preliminary plan would need the total frontage

of the lots on the lot lines which is the usual procedure. There are two specifications on the asphalt road, the Board will need to know which one Mr. Gavitt proposes to use, quotes in price on the road and monuments on the corners.

#### Dan and Kathryn Buckless on a Subdivision

Mr. Buckless presented a drawn up preliminary plan to the Board on 8 acres on Elm Avenue. Mr. Buckless proposes to subdivide down the middle of the property which gives Lot I 4.7 acres and Lot II 3.6 acres. Mr. Buckless plans to build on one lot and sell the other. A Public Hearing was set up for February 12.

Mr. Dennison discussed with the Board some of the changes made in the Zoning Ordinance by the Subcommittee for the Antrim Zoning Changes. There was some discussion on Cluster Housing but most of the attention was on the SIGNS. The Board of Adjustment has been having so many problems with the sign regulations. The Board of Adjustment feels the regulations are too restrictive in one respect and not restrictive enough in others. The Board of Adjustment would like more spelling out for Special Exceptions and Variances. The Board of Adjustment wants to set a limited size on signs that come before the Board for a Special Exception. The Board suggested thirty-two (32) square feet. The Planning Board thought this was an extremely big difference from nine (9) square feet. The Board also discussed the change in Article V D. paragraph 2 from Article V to become paragraph B. 5 of Article IV. The paragraph, which deals with the separation between buildings and water bodies. The Board agreed the changes in the sign regulations and Article IV should be advertised for a Public Hearing. A figure would have to be agreed upon for a size on a sign being permitted under a Special Exception.

The Board then discussed how some strong attention should be considered at contacting the Southwest Regional Commission for help. The Board feels this is too much of a job for people who do not have the proper time and knowledge to accommodate such major changes. The Board agreed the Subcommittee should seek professional help.

Minutes prepared by Debi Barr