

ANTRIM PLANNING BOARD

Antrim, New Hampshire

Minutes of the Antrim Planning Board -- March 27, 1987

There was a hearing of the Antrim Planning Board on Thursday, March 27, 1987; at the Little Town Hall for David Gavitt and Dorothy Tarbel, on West Street on a subdivision.

The roll call for the Board was as follows:

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

The Chairman called the hearing to order at 7:30 p.m.

Mr. David Gavitt presented to the Board his final plan on 13 parcels on West Street. 1 parcel landlocked to the school, 12 lots to be sold as single family building lots. Mr. Gavitt would have a hot top road which would meet own specifications. Mr. Gavitt would own and maintain this road. Mr. Gavitt would connect into town water on a main water line taken in by two fire hydrants. Mr. Goodwin informed Mr. Gavitt had met all town subdivision regulations, had been approved by the state on his individual septic systems and had a letter of approval from the Water and Sewer Commission.

Mr. Gavitt had two concerned abutters, Edwin and Virginia Rowhel and Richard and Phyllis Leahy. Both parties were concerned with Mr. Gavitt connecting to the main water line because there is a fire hydrant on Edwin and Virginia Rowhel's property and the main water line goes onto Richard and Phyllis Leahy's property. There was much controversy over this issue. The Board felt Mr. Gavitt and the Water and Sewer Commission would have to resolve this issue with both parties before anything more could be done.

Many were concerned with the impact on the school system and especially the impact on West Street. There was much concern with all the construction that would be going on on West Street while school children were walking back and forth to school. Mr. Bob Varnum, Road Agent, commented on how West Street needs work and how the town would be working on West Street this summer. Mr. Varnum thought that some of these developers should take into consideration the shape of some of the roads here in town and felt that maybe some of these developers should contribute to our road problems. Mr. Varnum thought this was an excellent plan but is getting a little nervous of all the developments involved on bad roads and feels these roads need attention. Mr. Oldershaw felt it was not right to default the developer because of town problems and if the road is a hazard, the town should post it.

Mr. Gavitt explained his letter of credit from the bank on his road. If the town was not happy with the road, the town can take money from the bank to correct the road. Mr. Bob Edwards informed everyone that there is no expiration date on a letter of credit from the bank. Mr. Gavitt also guaranteed to cover certain damages caused from his construction.

Mr. Goodwin feels the town has to provide for certain development in an orderly manner but thinks it is rather poor taste to have to turn development down because the town's roads are not able to allow development.

The Planning Board could not vote at this time. The Board feels the only real problem was the abutters disagreeing or actually not understanding exactly how the connecting into the waterline would be done. The Board required Mr. Gavitt to present them a letter of approval from the Water and Sewer Commissioner and a letter of agreement from his abutters before they could approve this subdivision.

Gary Bergeron, Breezey Point, on Condominiums

Mr. Gary Bergeron was represented by his attorney, Mr. Lee Bossey. Mr. Bossey presented a drawn up preliminary plan on 15 1/2 acres on Breezey Point. 8 acres being in Hillsboro, 7 1/2 acres in Antrim. Mr. Bergeron proposes to build 27 town houses only in Antrim and put his septic system and well on Hillsboro acreage. The septic system will be at least 250' from the water and the well will be a 200' radius. Mr. Bergeron proposes to take the road over which is now maintained six months by Hillsboro and six months by Antrim. Mr. Gavitt would gravel or stone dust the road to the units and maintain it. Mr. Bossey feels Mr. Bergeron could be proposing as many as 30 units but is only proposing 27 because he is concerned with the density. There is a 30 room cottage and restaurant existing which Mr. Bergeron plans to eliminate. Mr. Bergeron is proposing to build 2 bedroom units with concern due to the impact on the school system.

The Board is uncomfortable with the density being 15 acres of land but actually 7 1/2 acres in Antrim is what he is proposing to build on. There was question on where the taxes would be paid. In which Mr. Bossey replied Antrim.

Attorney Henderson passed lettered forms to the Board to read and reconvene with Town Counsel after reading. These forms concerning this density issue. Mr. Goodwin moved the motion to reconvene with Town Counsel after reading said forms. Mr. MacCulloch first the motion and Mr. Oldershaw seconded the motion.

Mr. Mellon on an Annexation

Mr. Mellon presented a small annexation of land being annexed to Edmund's and Lazar. By doing so, this would create a non-conforming lot. The annexation was denied at that time. Mr. Mellon presented another plan for recording purposes. Mr. Goodwin signed the Mylar for the recording purposes.

Doleac on property on Smith Road

Mr. Doleac approached the Board in regards to density concerning duplexes. versus condominiums. Goodwin asked Mr. Doleac if he could defer him until Executive Session with Legal Counsel. Doleac said he would be back.

Sean Hickey for Information

Mr. Hickey was asking information of the Board concerning 13 acres with 110' frontage with a duplex on it now. Mr. Hickey was in question as to whether he could put in his own private driveway and put two or more duplex units on this 13 acres. The Board felt where he already has a duplex now existing he should get a subdivision.

The Board then discussed the Gary Bergeron, Breezey Point, case concerning the density issue. Nothing was settled at that time. It was mentioned by Town Counsel to have this Executive Session which the Board decided to have on April 2, 1987 at 7:30 p.m. at the Little Town Hall.

Minutes by Debi Barr