

# ANTRIM PLANNING BOARD

Antrim, New Hampshire

Minutes of the Antrim Planning Board -- April 9, 1987

Present: H. Goodwin, M. Oldershaw Sr., W. MacCulloch, R. Zwirner,  
R. Watterson, R. Reinstein, D. Schacht

Absent: J. Jones, P. McClintock

Also present: Mary Allen, Keith Boatright, Jan Boatright, Richard and Phyllis Heahy, Edwin and Virginia Rowhal, Bob Varnum, Road Agent, Hank Cutter, David and Dctty Penny, Shelley Nelkins, Diane Chauncey, Peter Beblowski, Peter Merrifield, Don Chambers, Jim Dennison, James and Janet Shea, Scott Whitehill, Jackie Cottle for the Ledger, Debbie Thornblad for the Hillsboro Messenger, Alan Clendenning for the Keene Sentinel, Attorney Lloyd Henderson, Town Counsel.

## Joan Read on a Subdivision

Mrs. Read presented the Board with drawn up preliminary plans on her property on Route #9 being 8.3 acres. Mrs. Read is proposing to subdivide this property into two lots. Mrs. Read had been to the Board of Adjustment for a variance because she could not meet the 2 acre requirement for her subdivision without making a really odd shaped lot, because of alot of wetland and existing buildings. Lct A would be 1.38 acres with 273' frontage, Lot B being 6.92 acres with 216' frontage. The Board could see no problems with this. A Public Hearing was set up for May 14, 1987 at 7:30 p.m.

## Dan Sullivan on a Subdivision

Mr. Sullivan presented the Board with a preliminary plan on 10.16 acres on Route #9 on Liberty Farm. Mr. Sullivan propocses to subdivide right down the middle which will give Lot A 4.95 acres and Lot B 5.21 acres. There is no wetland at all. There is some gentle sloping to the river. Mr. Sullivan had presented a small drawn up plan to the Board on Ncvember 13, 1987 with this proposal. The Board had required a survey done, a State Subdivision Approval and a list of abutters. Mr. Sullivan had met all requirements. The Board set up a Public Hearing for May 14, 1987 at 8:00 p.m. Mr. Oldershaw asked if the land had been in current use and Mr. Sullivan had a title search done and the land had not been in current use.

## Dennis McKenney on a Subdivision

Mr. McKenney was representing Mr. Terry Vehy. Mr. McKenney presented the Board with a preliminary plan on 42 acres on Elm Avenue and Route #202. Mr. McKenney was proposing 4 lots, 3 being of 5 acres each. Frontage would be on cld Elm Avenue, there could be some frontage on Route #202. Mr. McKenney was not quite sure where access would be. The crossroad is

not maintained. One lot is almost all wetland and the Board questions as to whether this lot would be buildable. Mr. McKenney thought he may check with the state about access off Route #202 and utilize frontage on Elm Avenue. Mr. McKenney also presented a preliminary plan representing Christopher Platt on 86.9 acres. Mr. McKenney proposed to subdivide 10 acres with a 253' frontage with a 50' right of way. Mr. McKenney would be short 7' to comply with the 210' frontage. The Board suggested for Mr. McKenney to go to the Board of Adjustment for a variance on the 7' or annex 7'. Mr. McKenney asked the Board if he would be required to survey the 86.9 acres or just the 10 because this plan was already on record. The whole acreage has a natural on sight boundrage. The Board felt the natural on sight boundrage would justify but Mr. McKenney should get as much information from the other plans.

#### David Gavitt and Dcrothy Tarbel on a Subdivision

Mr. Gavitt presented to the Board copies of a draft of his covenant to protect the beaver dam and a letter of approval from the Water and Sewer Commission. Mr. Gavitt assured the abutters that he would pay all the expenses concerning the waterline to their property and the reconnection. Attorney Lloyd Henderson assured the Board that Gavitt's lawyer had sent him an agreement on the road. Whatever money Gavitt has for the road, if there was not enough money to accomodate to the town specifications, the bank would cover the rest. The Board required of Mr. Gavitt to present to them a contract with Mr. Smith Harriman on the road, in agreement that he could comply to the town specifications and the Water and Sewer Commission.

Mr. Rowkel, an abutter, was concerned about the stone fence and the trees. Mr. Gavitt assured they would not be disrupted. The water line will go inside of the roadway and not inside of the easement. This will all be inspected by the Water and Sewer Commission.

Mr. Hank Cutter raised the issue of the water pressure being very low in that vacinity. Goodwin mentioned that Mr. Gavitt may want to check into that with proposing 12 building lots. Mr. Gavitt brought up how Antrim is doing some major work on the water system off Pleasant Street and wouldn't that help the pressure. Mr. Goodwin explained that the town was upgrading the main line but that just gave more volume not more pressure.

The Board required for Mr. Gavitt to get a better letter of approval from the Water and Sewer Commission and a signed contract from Mr. Harriman in agreement to comply with the specifications of dcing the road.

#### Gary Bergeron, Breezey Point on Condcminiums

Mr. Lee Bossey representing Gary Bergeron on 27 units on Breezey Point. Mr. Bossey reviewed the proposal to the Board. Mr. Bergeron was proposing 27 units on 15 1/2 acres, 8 acres being in Hillsboro and 7 1/2 acres being in Antrim. Mr. Bossey feels this is a unique situation, the only problem being is the 15 acres lies in two towns. Mr. Bergeron feels where Mr. Bergeron would be building in Antrim we should be considering the Antrim Zoning Ordinance which would allow 2 units per acre. Mr. Bergeron will

restrict himself to ever building on Hillsboro's acreage. The septic system and well, being a 200' radius would be on Hillsboro's-acreage.

There was much controversy and negative feelings towards this development from people sitting during the Planning Board meeting. People were very concerned with the impact on the school systems. The public was not very happy with the growth that is trying to come into Antrim. The Board understands a lot of this tension but also believes they have to have some growth. The public was very critical that Antrim would allow 27 units on the density issue of 7 1/2 acres in Antrim, 8 acres in Hillsboro.

Mr. Godwin, the acting Chairman, could see the tension and made comment to Mr. Bossey that the Board had discussed and had intended on possibly requiring from Mr. Bergeron to comply with the Subdivision Regulations on pages 18, 19 and 20, concerning scattered and premature development.

Mr. Bossey then replied that this had to be advised or required in Public Hearing and not in an Executive Session. Attorney Lloyd Henderson, Town Counsel then advised the Planning Board they should recess and reconvene with Town Counsel. Godwin moved the motion and Oldershaw seconded it.

The Board then reconvened with the Town Counsel. Town Counsel advised the Board to set up a Public Hearing even though it would be informal and not everything would be resolved as in normal procedures.

The Board then reconvened together and announced that there would be no more informal discussion on this issue and that a Public Hearing would be set up for May 14, 1987 at 8:30 p.m.

The Board then discussed the meeting held by the subcommittee on the proposals made on the changes in the zoning ordinance. All the work that has been put into these changes still can not make everyone happy. The Board feels they need to get some of these posted and some of these changes made. The Board voted unanimously in favor of these changes. A Public Hearing was set up for May 28, 1987 at 7:30 p.m., which will be held upstairs at the town hall.

Minutes by Debi Barr