

ANTRIM PLANNING BOARD

Antrim, New Hampshire

Minutes of the Antrim Planning Board -- May 14, 1987

There was a hearing of the Antrim Planning Board on Thursday, May 14, 1987, at the Little Town Hall for Walter and Joan Read on Route # 9 on a subdivision.

The roll call for the Board was as follows:

Harvey Goodwin, Ch	-present
William MacCulloch	-present
Robert Watterson	-present
John Jones	-present
Mike Oldershaw, Sr.	-present
Rachel Reinstein, Alt	-present
Phil McClintock, Alt.	-absent
Richard Schacht, Alt.	-absent

Mr. and Mrs. Read presented the Board with a final drawn up plan on their property on Route #9 being 8.3 acres. Mrs. Read had been before the Board of Adjustment for a variance because they could not meet the 2 acre requirement. Reasons being wetland and existing buildings which would cause the land to be very odd shaped. Mr. and Mrs. Read propose Lot A to be 1.38 acres with 273' frontage and Lot B being 6.92 acres with 216' frontage. The Board could see no problems. Rachel Reinstein moved the motion in favor of the subdivision and Mike Oldershaw seconded the motion. The Board voted unanimously in favor of the subdivision. Mr. Goodwin signed the Mylar.

There was a second hearing of the Antrim Planning Board concerning Daniel Sullivan on Route #9, Liberty Farm on a subdivision.

Mr. Sullivan presented the Board with a final drawn up plan on 10.16 acres on Route #9 on Liberty Farm. Mr. Sullivan proposes to subdivide right down the middle which gives 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 presented the Board with his State Subdivision Approval. Mr. Goodwin asked Mr. Sullivan for a copy of the permit from the state on his one access. Mr. Sullivan did not have it at this time but felt confident that he could have it for Mr. Goodwin on the 15th. The Board could see no problems and voted unanimously in favor of the subdivision. Mr. Goodwin signed the Mylar.

There was a third hearing of the Antrim Planning Board concerning Mr. and Mrs. Gary Bergeron on Route #202, Breezey Point on condominiums.

The roll call was the same. Also present was Atty. Lloyd Henderson, Town Counsel, Edwin and Virginia Rowhell, Clark Craig Sr., Judy Jones, Jan Boatright, Jackie Cottle from the Ledger, David and Dot Penny, Alan Clendenning for the Keene Sentinel, Maureen DeKoning, Peter Beblowski, Ann Edwards, Ed Hemas, Barry and Betty Roy, abutters, Robert McClean, Dr. Carranmac, Shane! Bergeron, Ann Ford an abutter, Bob and Jennifer Hayes, abutters, Hank Cutter, Fire Chief and Chuck Knight.

Representing Mr. Gary Bergeron was his engineer, Mr. Thomas Sommers. Also present was his engineer George Chadwick and Atty. Leigh Bossey. Mr. Sommers presented the Board with the final plat being 14 pages on 15.4 acres on Breezey Point. Mr. Bergeron is proposing 27 units in 4 layouts. 8.4 acres of this property is in Hillsboro and 7 acres is in Antrim. Mr. Bergeron proposes to build these 27 units in Antrim and have his leachfield and well on the Hillsboro acreage. There is an existing inn and cottage which would be removed. The remaining acreage would remain in natural form.

Mr. Sommers presented the Board with two books typed up on two major concerns; "Impact Report For Proposed 27-Unit Development" and "Fiscal Impact Report."

The leachfield will be 450' from the lake which is a safe distance. Community well will be of a 200' radius. Drainage will stay the same, treatment swails for drainage, temporary erosion. The roadway has been thought of as a public road as both towns have been maintaining it. There are no records yet proving this road to be a town road. Mr. Bergeron would like to own the road and make it private. Mr. Bergeron would bring the road up to town specifications and the road would be maintained by the Condominium Association. Mr. Sommers spent some time on discussing the fiscal impact with information the town had given him and taken from information in the passed. Mr. Sommers believes the unit will support itself and will not be a burden to the town. The Police Force had had no problems with this proposal and the same with the Fire Department.

There was lots of questions on the density. Legal Town Counsel advised everyone that the land is considered one parcel because it is one parcel on the deed. There really has been no real answer on this issue.

Dr. Carranmac an abutter, voiced her opinion on what she felt would be a natural beauty impact and noise impact. She felt this should be taken into great consideration. Dr. Carranmac felt the lake is at a critical point now compared to what it used to be. Mr. Sommers pointed out that this would not be a marina. The existing boat area would be maintained and private. People were concerned about alot of docks being built. Mr. Sommers assured them even state regulations would not allow for them to build alot of docks. There was discussion on fire protection. Mr. Sommers answered that there would be two dry hydrants. Mr. Hank Cutter, Fire Chief, felt there would not always be enough water from the lake to be enough protection for two dry hydrants. Mr. Sommers felt if it would be required there are other methods such as an underground tank or even using the well. Mr. Sommers assured the two hydrants would be put in the best possible places.

There was alot of discussion on the road issue and as to whether it was a town road or not. Atty. Henderson felt that both towns would probably vote it as a town road but chances are the towns would probably like to give it over to Mr. Bergeron.

Mr. Robert McNeil suggested at the next hearing a notice should be sent to a member of the Hillsboro Planning Board and Public Service. Mr. McNeil also felt Mr. Bergeron should have another pert test done when the lake is down and empty. Mr. Bergeron had a pert test done February 5, 1987.

Mr. Sommers said if necessary Mr. Bergeron would take proper precautions and would design a system with mounds to pump the water. There would be no pumping water from the lake for flushing toilets.

There was concern as to whether the town Fire Department would be equipped for two story dwellings. Fire Chief, Hank Cutter, felt the town may need another tank.

Some were concerned as to how the land would be accessed. The land would be accessed in the town that it was in.

The Board decided they should have a site review. The Board also decided to have

another opinion from another engineer on the proposal and another opinion from another lawyer on this density issue. When the Board meets with these consultants it should be publicly at a public hearing. A public hearing was scheduled for June 25, 1987, at 8:00 p.m. at the Little Town Hall with these consultants.

On April 22, 1987 there was a meeting of the Planning Board, all members were present. The Board had no agenda and no walk ins. At this time Dick Schacht wished to comment to the Board that he was not in agreement with one of the changes in the Zoning Ordinance. Mr. Schacht is entirely against the proposal on Cluster Housing and Condominiums. Mr. Schacht feels Cluster Housing is a different type of ownership and should be treated differently. Mr. Schacht feels 50' right of way should be enough frontage, this would give better use of the land.

The Board also discussed site reviews and how they should be looked at more closely.

The minutes from the previous meeting were read and approved.

Minutes by Debi Barr