

# ANTRIM PLANNING BOARD

Antrim, New Hampshire

Minutes of the Antrim Planning Board--June 11, 1987

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

Absent: P. McClintock

## David Gavitt and Dorothy Tarbell on a Subdivision

Mr. Gavitt presented a final proposal from Smith Harriman with Smith Harriman present. Mr. Goodwin asked for the original letter from the bank which Mr. Gavitt presented. Mr. Pratt was present and explained to the Board how the hydrant would be moved and reset and an elbow would be put where the hydrant is. Mr. Pratt had one stipulation and that was that the hook up for the Leahy's be provided which Mr. Gavitt had agreed to in writing. Mr. Goodwin asked if the Town Agent, Bob Varnum, was comfortable with this development. The selectmen spoke for him that he was. Mr. Goodwin then signed the Mylar.

## Christopher Platt on a Subdivision

Mr. Platt presented a preliminary plan to the Board on land on Goodell Road. Mr. Platt has enough frontage to meet the requirements and would plan to take an easement out on Goodell Road. Lot I would be subdivided from Lot II. Lot I being 10.43 acres, Lot II being 76.5 acres. There was question as to whether there would be any access to the back land which Mr. Platt answered there would not be. The Board could see no problems with this proposal. The Board did ask of Mr. Platt to clarify the plan with the dimensions and a list of names and addresses of the abutters. A Public Hearing was scheduled for July 9, 1987 at 7:30 p.m.

## Harry Paige on a Subdivision

Mr. Paige presented a plan to the Board on land on Route #202 and Elm Avenue. Mr. Paige proposes to subdivide 10.77 acres into 5 lots plus. Mr. Paige wanted the Planning Boards opinion to the road. Mr. Paige had spoke to the Selectmen who claimed the road was a Class V road because it was maintained in the summer for summer camps. Mr. Paige informed the Board that there were no summer camps. The Board felt they would have to talk to the Road Agent, Bob Varnum. Mr. Paige had spoken to Mr. Varnum and Mr. Varnum said banking would have to be cut, trees would have to be cut and the road would need upgrading and definite gravel. The road is not that bad only in the winter. The Board told Mr. Paige in the situation of a developer building on a Class V road, the developer worked with the town to upgrade the road. Mr. Paige asked how much he would be responsible for when there are three other property owners. The Board spoke of 33-40% of the cost but this matter would have to be checked into. Mr. Paige would need State Subdivision Approval. The Board thought they might want to have a site review where the land is known for a seasonal high water table of soil and water. Mr. Paige felt test pits would be enough but the Board was still in question. Mr. Paige felt he picked according to what would work and the wetlands were in the back. The land has 2 accesses on the 1969 map. Access was conveyed to the property owners. It was put on record they could put the accesses where they wanted as long as there was a 400' vision from the hill.

Mr. Paige needed an answer to the question on the road for his purchase agreement. The Board advised Mr. Paige they would have to have him come back because they would like to talk with the Town Road Agent before they made any decisions on the road.

#### Don Mellon on a Subdivision

Mr. Mellon presented a slight drawn up plan on Grove Street. Mr. Squire owns the property. Mr. Mellon would like to subdivide 6-7 acres, unfortunately the zone line goes through the property. There is an existing building and road. There is a lot around the house. This property is 17,000 square feet in the Residential District, 18,000 square feet in the Rural District. This lot is all hooked up and served by town water and sewer. There has been a right of way existing since 1897. Mr. Mellon could subdivide to 20,000 square feet in the Residential District with no problem if the Board wanted him to. The Board felt Mr. Mellon should follow the property line with the Zoning Ordinance. From a planning standpoint 100' frontage on 1/2 acre is what would be required. Attorney Lloyd Henderson mentioned if there was a lot of development proposed, the bridge should be improved.

#### Robert and Carolyn Watterson on a Subdivision

Mr. Watterson presented a preliminary plan to the Board on 26.3 acres on Holt Hill Road. This property was divided into 4 lots at one time. Lot I is 10.8 acres and Lot II is 15 acres. Mr. Watterson rebuilt the entire road and turned it over to the town, which was maintained this last winter. 210' frontage requirements had been met. Mr. Watterson also presented his subdivision application and his list of abutters. A Public Hearing was scheduled for July 9, 8:00 p.m. Mr. Goodwin asked Mr. Watterson to present a final plan at the Public Hearing.

The Board discussed Gary Bergeron on Breezey Point. Mr. Goodwin informed the Board of an engineer from Giltan Ass. who will be looking into Breezey Point. He was to have a preliminary meeting with Tom Somers, Mr. Bergeron's engineer, reviewing the impact studies. Mr. Goodwin would like to have a written documentation from the lawyer on his opinion. Especially if this lawyer can not be present at the preliminary Public Hearing. Mr. Goodwin would like everyone to understand his opinion. The Board agreed that the Hillsboro Planning Board should get a notice of Mr. Bergeron's final Public Hearing.

The Board then discussed proposed changes in the Antrim Zoning Ordinance. There was much discussion on the definitions of Cluster Housing and Condominiums. The Board did vote on whether Cluster Housing and Condominium development should be allowed in the Recreational District. The majority voted not in favor. The Board also voted on setting a tract on the land of developers. The vote was whether to set a tract on the gross of the land or the net of the land. The majority voted in favor of the gross of the land. There was discussion as to whether the changes in the ordinance would be voted on separately or as a package. The Board felt it should go all together as a package.

Minutes from the previous meeting were read and approved.

Minutes prepared by Debi Barr