

ANTRIM PLANNING BOARD

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

There was a hearing of the Antrim Planning Board on Thursday, July 9, 1987, at 7:30 p.m., at the Little Town Hall for Christopher Platt on a subdivision on Goodell Road.

The roll call for the Board was as follows:

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

Mr. Platt presented a final plan to the Board on 10.43 acres on Elm Avenue and Goodell Road. Mr. Platt will have access on Elm Avenue. Mr. Platt has 253' of frontage. All requirements had been met. Mr. Platt would not need a State Subdivision Approval because the lot is over 5 acres. Mr. Schacht moved the motion "to approve this subdivision." Rachel Reinstein seconded the motion. Mr. Goodwin signed the Mylar.

There was a hearing of the Antrim Planning Board on Thursday, July 9, 1987, at the Little Town Hall for Robert and Carolyn Watterson on a subdivision off of North Holt Hill.

The roll call was the same.

Mr. Watterson presented a final plan to the Board on 26.3 acres off North Holt Hill Road. The land had been previously subdivided. Lot 2A would be subdivided into two lots. Lot 2A-1 and Lot 2A-2. Lot 2A-1 with an existing building, with 210' frontage. Lot 2A-2 which he plans to build on has 210' frontage. Mr. Watterson had built a 700' road which brought the road up to a Class V road. Mr. Watterson had widened the road to the stone-walls, de-stumped the road and put a large culvert near the brook.

Mr. Crowell, an abutter, was concerned with the road and how it is starting to erode his property because of traffic now. This road is a public road but the town does not maintain it. Crowell maintains 3/4 of the road now and the turn around. Mr. Crowell wanted to know who was responsible for improving the road, as the road is rutted about 7'. The Board informed Mr. Crowell that the town is not responsible for this road. People are taking this road at their own risk. Mr. Crowell was concerned with more traffic going over this road. Mr. Oldershaw had suggested to petition the Board of Selectmen to abandon the road. Mr. Schacht's thoughts were to defer the suggestion because you would need abutters approval and a town meeting. The subdivision did meet all the requirements and the Board could see no problems. Mr. Oldershaw moved the motion "to approve the subdivision." Mr. Schacht seconded the motion. Mr. Goodwin signed the Mylar.

There was a hearing of the Antrim Planning Board on Thursday, July 9, 1987, at the Little Town Hall at 8:30 p.m. This hearing was a continuation of Gary and Martha Bergeron on Breezey Point on Route #9. Rachel Reinstein moved the motion "to come back to public session after reconvening to Executive Session." Mr. Schacht seconded the motion.

Mr. Goodwin explained all the legal opinions that the Board had been given by Attorney Lloyd Henderson. The Board felt the density issue had to be addressed. The Board felt Mr. Bergeron should go before the Board of Adjustment for a variance because the number of units exceed the number of parcels in the Antrim Zoning Ordinance. Attorney Leigh Bossey is aware of this fact but is not sure he agrees with it. Attorney Henderson plus two other attorney's agree. The same issues were discussed, such as 1) the town road and would the town give it up, 2) Would Bergeron have to follow the new changes in the Zoning Ordinance when he came back before the Board, 3) The boat issue and how some feel the Board should try to take some authority and power to set conditions upon the developer; as to how many boats should be allowed and what horse power. Some of these issues would need legal research.

Attorney Ken Brighton, representing Dr. Karin Mack asked if he could have copies of the written legal opinions that the Board receives. The Board agreed that Attorney Brighton could have copies.

Attorney Henderson commented that he would urge the Board to try to come to some negotiation with the developer but comments that legally the Board does not have the authority.

Ann Edwards, who has a camp on Pierce Lake addressed the Board to try to regulate the boat issue. Mr. Goodwin felt there was nothing more at this time that could be resolved and informed everyone that Breezey Point would be on each agenda until a final public hearing which at that time would be publicly advertised and all abutters would be notified by registered mail.

Dcn Mellon on a Subdivision

Mr. Mellon presented a preliminary plan to the Board on Grove Street. Mr. Mellon would like to subdivide this lot into 3 lots. Lot 1 would be 4 5/10 plus acres, Lot 2 would be 35,776 square feet and Lot 3 would be 33,806 plus square feet. Lot 2 has the zoning line going through it. The Board felt 100' frontage on 1/2 acre is what would be required. All lots have town water and sewer hook-ups. Mr. Goodwin requested Mr. Mellon to get a written approval from the Water and Sewer Commission. Mr. Schacht moved the motion "to schedule a public hearing." Rachel Reinstein seconded the motion. A public hearing was scheduled for August 13, 7:30 p.m.

Minutes prepared by Debi Barr