

ANTRIM Planning Board

Minutes of Meeting of October 8, 1987

Present: Harvey Goodwin, Acting Chairman, William MacCulloch, John Jones, Robert Watterson, Rodman Zwirner, Michael Oldershaw, Sr. and Rachel Reinstein.

Absent: Philip McClintock, Richard Schacht.

1. Doleac Property on Smith Road-Presentation

Fred Doleac and his attorney, Simon Little, appeared to present a revised proposal for the 65 acres of land on Smith Road. Only two access roads are now shown for 14 units, which may include up to five units as duplexes (a possible total of 19 dwelling units). Over 45% of the area will be open space. There will also be space for lawns and gardens around each building. Plot size has not been designated as it will depend on septic possibilities. The septic system will provide for four bedrooms for each building but ~~are~~ ^{is} not sure yet whether it will be a common system or individual systems. What is used will conform to state regulations. The roadways will remain private and there will be a covenant in the deeds and condominium agreement that the roads shall never become public. It was pointed out by the board that the town would need to see the plans for drainage and that provision should be made so that fire vehicles could have space to manoeuver and turn. The frontage on Smith Road is well over the 150 feet stipulated in the revised proposed zoning changes. An application was presented along with a list of abutters. Doleac will call the chairman when they are ready for a preliminary hearing. This application will be voted on for acceptance at a public hearing with the abutters.

2. Robson Corp. - Subdivision on Reed Carr Road

Anthony D. Roberts of Robson Corp. presented a proposal for a three-lot subdivision of 9.2 acres of land on Reed Carr Road. He does not yet have a state subdivision septic approval but the papers are in Concord. He left an application with a list of abutters and the board scheduled a hearing with abutters for November 12 at 7:30 pm. at which time they will vote whether or not to accept the application.

3. Breezy Point - Proposed Revision of original application

As a continuance of the preliminary hearing, Leigh Bosse appeared as attorney for Maja Gamitri Corp. He stated that, after talking with Mary Allen, chairman of the Board of Adjustment, they had decided that they did not wish to lose any more time and would therefore withdraw their previous plans for 27 units (amended to 26), revising their application to call for 12 units plus the Inn. The chairman pointed out that neither did the board wish to lose any unnecessary time but that it was essential to be completely fair to the abutters. Mr. Bosse agreed.

Thomas Sommers, as a member of the engineering firm ~~of~~ for Gary Bergeron the owner, showed the new proposed layout, and left with the board detailed new plans, together with the comments of the engineering consultant, Hoyle Tanner. These show, some on a private drive as the west group and some on a private drive from the public road to the south with a turn~~around~~ in front of the Inn. There is also a loop turnaround at the end of the west drive. The well is proposed to be put on the point and to be tested and approved by the state. There will be two dry hydrants and sprinkler systems in each unit. Hoyle Tanner's comments included a recommendation that the setback of the well from the water be approved by Water Supply and Pollution Control. *units for the area*

In the ensuing discussion the following points were brought out:

The Inn will be on the new septic system.

Application will be made to Hillsboro for eight or nine units in the area which is part of the Town of Hillsboro. The Hillsboro units and the Inn will also be part of the condominium agreement covering the entire area with the common land.

The residents of the abutting properties do not have an expressed right of access to the beach area at the end of the private driveway.

Maintenance of the Class V road is a matter to be worked out by the two towns and the condominium owners.

It was agreed that the plan had been accepted by the board in April 1987.

Any plans for docks will conform to state regulations.

W. MacCulloch moved that the revised application be accepted for preliminary approval. Seconded by J. Jones and passed unanimously. A final hearing was set for November 12 at 8 pm. and a revised list of abutters was presented. This included only the one correction from the original list.

Harvey Goodwin reported on the Vejr subdivision that no reply had been received from the missing abutter, so he had signed the mylar in order that the sale might go through on time.

The hearing on the proposed zoning changes will be Oct. 15.

Meeting adjourned at 10:30 pm.

RCReinstein
Secretary pro tem