

Minutes of the Antrim Planning Board Meeting August 25, 1988

Present: Mike Oldershaw, Chairman protem August; William MacCulloch; Judith Pratt; Phil Dwight; Robert Watterson; Edwin Rowehl, ex officio; Rod Zwirner; Rachel Reinstein, Selectmen's Alternate.

The Chairman opened the meeting at 7:35 P.M. Harry Page speaking for the Vejr Subdivision said that he had heard that there was a problem and he would like to know what it was. The Board gave him a copy of a letter from an abutter who was not notified of the hearing namely, C. David and Doris Platt. Mr. Page submitted an amended application and a new hearing will be scheduled for September 22, 1988.

Dennis McKinney met with the Board in regard to the Lang Annexation and subdivision. Mr. McKinney presented the Board with a letter from David Penny, Vice Chairman, of the Board of Adjustment. Mr. Penny had sat for the hearing as Mary Allen, Chairman, had excused herself as an abutter. In the letter Mr. Penny explained how the Board arrived at its decision. (Copy attached) As a result of the discussion Phil Dwight moved to approve and accept the Application based on the letter from the Board of Adjustment. William MacCulloch second. Passed unanimously.

Fred and James Blair met with the Board on an informational basis. The Blairs are planning to purchase property from Alice Mulhall and would like to know if they can subdivide without a complete survey. This property is on Pierce Lake Road, 34 acres with 1000 feet of road frontage. Mrs. Mulhall has had deed restrictions put on the deed limiting the possibility of subdivision to two lots. The Board informed him that they can grant a waiver but referred them to page 37 of the Subdivision Regulations. Edwin Rowehl expressed his opinion that as this will be the final subdivision and it should be surveyed. Virginia Rowehl was of the same opinion. Dennis McKinney expressed his opinion that the intent was for the more populated area. Robert Watterson said that the Board has waived the requirements for a survey in the rural area for some time and cited the Platt subdivision for the Town Barn. This will be restricted to two lots and the requirements for a survey could be waived. Mike Oldershaw expressed his concern that the lots be indentified by pins and where lines do not follow stone walls they be blazed and painted. The Blairs said that they will be making application. As far as the pending subdivision of their property on Elm Avenue is concerned they are waiting to hear from the State.

Gary Bergeron, representing Maja Gamitri Realty Trust, the Breezy Point Cluster Development, provided the Board with the final copy of the Condominium Documents for his project. The Chairman asked the Selectmen if Phil Runyon, Selectmen's Attorney, can continue to act for the Planning Board on this case. The Selectmen could see no problem with it as Attorney Runyon is familiar with the case. When the attorney reviews the documents and all other requirements met the Plan can be signed. After a call from Attorney Runyon the Chairman will sign the mylar as authorized by the Board. Shelly Nelkins asked the Board for a copy of a letter from Silas Little in regard to the Zoning Ordinance. She also asked about copying charges.

William MacCulloch asked the Selectmen the status of the proposed Public Hearing regarding the removal of the Planning Board Members. Edwin Rowehl, ex officio, stated that on this day five envelopes were recieved in the Selectmen's Office but had not been opened. Mike Oldershaw asked why they had not been opened. Selectman Rowehl said that they would open them now. The Board is of the opinion that the argument is with the Board and not individual members. Mr. Rowehl opened the letters but did not read them. There are five one from Glen Loucks, Carol Court, Richard Court, Shelly Nelkins, and David Penny. Mr. Rowehl asked the Board's pleasure. Judith Pratt questioned the letter from a non resident. Phil Dwight stated that his immediate reaction was to demand a Public Hearing and indicated his disappointment with the Selectmen. He feels that the Board is being tried without a chance to defend themselves. Rod Zwirner commented on the merit in this. Mike Oldershaw stated that the Selectmen's statement mentioned no names and referred to the Board. The Board requested that copies of all letters be made available to them and that copies be sent to the Board's Attorney, Silas Little. The Selectmen will comply with this request. Robert Watterson commented on the letters and asked the Selectmen when the Public Hearing will be held. Phil Dwight indicated his desire for a chance to defend himself. Mike Oldershaw agrees and stated that it should be brought out into the open and after it is over the Selectmen can make a statement.

A letter was read from Attorney Silas Little relative to inserting an Article in the 1989 Town Warrant requesting authority from the Town to enact a Site Plan Review. This will be forwarded to the Town Office with a request.

William MacCulloch moved to accept the minutes of the previous meeting Second Phil Dwight. Two typos were pointed out and the minutes were accepted with these corrections.

Rod Zwirner asked the Chairman to bring the Board up to date as far as SWRPC was concerned. Mike Oldershaw had called the office without any results. Bob Panton is away and will be back next week. The Chairman will try again. Rod Zwirner, Chairman protem for September, informed the Board that he will be late for the September 1 meeting. Mike Oldershaw will work on the Zoning Review. Rod will be in time for the meeting with Cloutier.

Shelly Nelkins asked about Philip McClintock's appointment to the Planning Board and if there was any resignation. No resignation has been recieved. Shelly asked about documentation of the appointment.

Phil Dwight moved to adjourn. Second Judith Pratt. So moved.

Respectfully submitted,

Barbara L. Elia, Secretary  
Antrim, Planning Board

Minutes

August 24, 1988

TO: Town of Antrim Planning Board

From: David Penny, Vice Chairman  
Town of Antrim Board of Adjustment

RE: BOA Case # 115, William & Arvilla Lang

I have been asked by Mr. & Mrs. Lang to clarify the variance granted by the BOA on 6/22/88, in the above captioned case. This variance was granted to allow the applicants to sub divide their lot on Jameson Ave. The proposed sub division would leave the lot on which their house is located with less than the road frontage required under Article VI,C,1a. The Board considered the fact that Article XIII B had effectively merged lot 1a 722 and lot 1a 720 into one lot because lot 1a 722 was non-conforming and the two lots were contiguous and in single ownership. The applicant had accepted this provision and was not asking for a variance to it. The applicant was asking to sub divide the entire lot in a different place than it was originally divided. The Board granted the variance to Article VI,C,1a, to allow this new sub division. In making this decision, the Board considered the fact that applicants house is located on the new non-conforming lot and that as a result of this sub division, this lot will be larger than it was prior to the posting of the Proposed Ordinance.

cc: Mr. & Mrs Lang