

Minutes of the Antrim Planning Board Meeting June 9, 1988

Present: Mike Oldershaw, William McCulloch, David Butler, Rod Zwirner, Phil Dwight, Judy Pratt, Robert Watterson and John Jones. Rachel Reinstein and Ed Rowhel, Selectmen were also present.

William McCulloch, Chairman pro tem opened the meeting at 7:30 P.M. The first item on the agenda was a Public Hearing on the Application of Fredric C. Blair, Jr. and James T. Blair for the subdivision of a 12 acre parcel located on Elm Avenue into 4 lots. Mike Oldershaw removed himself from the Board as he is an abutter. The Notice of Public Hearing had been duly advertised in the Messenger and notices sent to abutters by certified mail, return receipt. All receipts had been returned. Phil Dwight moved that the application be accepted for consideration. Judy Pratt second. So Moved. The Applicant presented their proposal and the maps were reviewed by the abutters. Mike Oldershaw as an abutter asked if provisions had been made for access to the memorial boulder on lot #1. The Applicant agreed to take care of this. The Board asked the question of access to lot #1. The Applicant answered that it would more than likely be off of Elm Avenue. The Applicant informed the Board that Subdivision Approval from the State of N.H. WSPCC was in process. It was suggested that the Applicant inform the State in writing that the existing septic system was an operating system and had no problems. William McCulloch noted that there had been some controversy about the ownership of frontage on Lot #4 but inasmuch as, the Applicant had been taxed on this frontage it would constitute frontage on a road. Some discussion was made about the property being in land use. The Board questioned the distance of the well from the property line. The Applicant claimed that there was no State Regulation on this. Robert Watterson countered that there is a distance requirement. In that case the Applicant claims that the State should pick this up. Mike Oldershaw, abutter, asked if there would be a restriction on lot #1 for no further subdivision due to the wetlands. The Applicant, Fred Blair, does not feel that a restriction should be put on the lot because the future is uncertain and he does not want any limitations in case the law changes. Robert Watterson argued that such a covenant would protect the wetlands. Evelyn Perry an abutter remarked that a lot of water drained down through a permanent swamp and flows through that lot and this must be considered. Robert Watterson stated that the Board should check with counsel about a covenant, his concern is for future development. The Chairman asked for preliminary approval. It was noted that Septic Approval from the State had not been received by the Board. John Jones moved to accept the Plan for Preliminary Approval subject to State Septic Approval and access to the Memorial Boulder being made. Phil Dwight second. So Moved. The Board advised the Applicant to review and comply with the final plat requirements as defined in the Antrim Subdivision Regulations as these must be met.

The next item on the agenda was an Application by Paul Hardwick for a 2 lot subdivision of a 1.1 acre lot located on Highland Avenue in the Residential District. Notice has been duly published in the Messenger and notices mailed to abutters, certified mail, return receipt, all receipts returned. Mike Oldershaw moved that the Application be accepted for consideration. Phil Dwight second. So moved. Paul Hardwick presented his proposal. Mike Oldershaw asked if the pins had been set and noted that this must be done before Approval can be granted. The Board asked about access to the new lot. The Applicant said that he had been trying to determine where it would be. Peter Moore, an abutter, asked about the size of any house that might be built and how close it would be to his lot. This is all controlled by

the Antrim Zoning Ordinance. The lot is only big enough for a single family house. The Applicant said that at present he does not plan to build. Moore asked about the culvert through the lot and if provisions would be made for it. The Applicant assured him that this was done. Mike Oldershaw moved that the Application be accepted for Preliminary Approval. Rod Zwirner second. So moved. The Hearing was continued until June 23 for a hearing on final Approval.

The next item on the agenda was a meeting with Mr. Mathis and Mr. Moore relative to an annexation of property located on Route 31 in Clinton Village. The Board advised Mr. Mathis and Mr. Moore that a detailed survey map must be made. Robert Watterson noted that there would be no problem provided no new lots were formed. The consensus of the Board was that it be treated as an annexation and there would be no need for a Public Hearing but a survey was needed.

Mike Oldershaw moved to accept the minutes of the previous meeting. Second Phil Dwight. So moved

Robert Watterson said that he would like to consult with an attorney relative to Lot #1 of the Blair Subdivision proposal as further subdivision of this lot could create a safety and health hazard and the wetlands need to be protected. Robert Watterson moved to consult legal counsel about the Blair Subdivision Lot #1. Second Rod Zwirner. So moved.

Meeting adjourned at 8:30 P.M.

Respectfully submitted

Barbara L. Elia, Secretary
Antrim Planning Board