

Minutes of the Antrim Planning Board Meeting June 23, 1988

Present: Judy Pratt, William MacCulloch, Robert Watterson, Phil Dwight, John Jones, Mike Oldershaw, David Butler, and Rachel Reinstein. Phil Runyon, Planning Board Counsel was also present.

William MacCulloch, Chairman protem opened the meeting at 7:30 P.M. The first item on the agenda was the hearing for Final Approval on an application by Paul Hardwick for a two lot subdivision on Highland Avenue. The Board reviewed the plan and determined that the pins had been set. Phil Dwight moved to accept the application in its final form. Robert Watterson second. So moved. The Applicant paid his fees and the mylar and copies of the plan were signed by the Chairman protem.

At this point John Jones moved that the Board adjourn to consult with legal counsel. Robert Watterson second. So moved. The time was 7:45.

The Board reconvened at 8:30 P.M. and opened the Public Hearing on a Revised Amended Application by Maja Gamitri Realty Trust (Gary Bergeron) for subdivision approval for a fourteen unit cluster development located on Breezy Point Road at Lake Franklin Pierce. The Chairman asked that the notice be read. The notice was published in the Messenger and abutters notified by certified mail return receipt. All receipts returned except that of Eugene Roy. The Applicant represented by Attorney Tom Pappas and Engineers George Chadwick and Tom Somers presented his proposal. It will be for fourteen units, five detached, one duplex, and seven in the old inn. The Applicant stated that the plan will remain basically the same as that presented previously, with a revised site specific. The Applicant is of the opinion that since the impact is decreased the septic and water approvals should apply after review by the WSPCC. There will be a hydrant but it will be in a different location. All easements shown on the plan and any easement over Breezy Point Road will remain in effect. Ann Ford, an abutter, questioned the method of sale of these units. The Applicant replied that they will be condominium units and the only land owned individually will be the footprint of the detached units. All other land to be owned jointly by the condominium association one fourteenth interest per unit. The architectural design of the units was not available and the ell will be removed from the inn. Barry Roy, an abutter, stated that this was a major change for the better as the commercial use had been removed. After further discussion about the number of units planned for the Hillsboro portion of the land, which the applicant stated would be eight and the maximum in Antrim being fourteen, Phil Dwight moved that the Planning Board confirm its acceptance of the application for subdivision approval of Gary Bergeron, Trustee, Maja Gamitri Realty Trust, and accept the plans submitted at this meeting as a valid amendment of the initial application; and that the Board submit the plans to the Southwest Region Planning Commission for review and confirmation that the plans comply with all requirements of the Antrim Subdivision Regulations. Mike Oldershaw second. The vote went as follows: Mike Oldershaw-yes, Robert Watterson-yes, Phil Dwight-yes, Rod Zwirner-yes, Judy Pratt-yes, John Jones-yes, William MacCulloch-yes. The Application will be scheduled for final approval at the next meeting if Southwest Region Planning Commission has completed its review of the plan and condominium document.

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John Jones moved to accept the minutes of the previous meeting as read. Phil Dwight second. So moved.

Mike Oldershaw moved to adjourn to meet July 7, 1988 at 7:00 P.M. for a workshop meeting. Rod Zwirner second. So moved.

Respectfully submitted,

Barbara Elia, Secretary
Antrim Planning Board

Antrim Planning Board

Agenda July 7, 1988

Workshop Antrim Zoning Ordinance/Mike Oldershaw #97 Definitions

Blair--July 28 ?

Antrim Water Tank --Septic Approval in

Breezy Point--call from Gary Bergeron