

Minutes of the Antrim Planning Board Meeting July 14, 1988

Present: Judy Pratt, Robert Watterson, William MacCulloch, Rachel Reinstein, Rod Zwirner, and Phil Dwight, Chairman protem for the month of July.

Phil Dwight opened the meeting at 7:30 P.M. He reported to the Board that Board Counsel, Phil Runyon, will attend the July 21, meeting at 7:00 P.M, and that Mike Oldershaw had called and asked to be excused. The Board then discussed and agreed that it should continue with the policy of rotating chairmanship. It was agreed that the schedule should be as follows: August: Mike Oldershaw; September: Robert Watterson; October: Rod Zwirner; November: William MacCulloch; December: Phil Dwight; January: Judith Pratt. The Acting Chairman for one month will appoint the Acting Chairman for the following month.

Don Mellon, a surveyor representing Steve Schacht, met with the Board in regard to the annexation of the Pashoian property on Route 31. The plan showed the Pashoian house on two acres and lot #1 37.21 acres to be annexed to Tract II, 4.73 acres and owned by Steve Schacht, etal. The Board agreed that Counsel should review this plan and advise them as to the legality of this proposal. Shelly Nelkins, an interested citizen, asked the Board for clarification of the term annexation.

The Board continued with the adjourned Public Hearing on Breezy Point a 14 unit cluster development proposed by Maja Gamitri Realty Trust, Gary Bergeron, Trustee. Attorney for the developer Tom Pappas presented the Board with copies of the declarations and by laws of the condominium. Robert Watterson asked Attorney Pappas if the changes recommended by Attorney Runyon had been incorporated into the document. After some discussion it was determined that the entire beach area would be in Antrim and that the land located in Hillsborough was classified as withdrawable. William MacCulloch made a motion that: The Planning Board approve the amended subdivision application in accordance with the plans submitted at the June 23, 1988 meeting, subject to the following conditions:

(1) Review and approval by Town Counsel of the Applicant's condominium documents. Upon receipt by the Board of written approval of such documents, this condition will be deemed satisfied and no further action by the Board.

(2) Posting by the applicant of a performance bond in the amount of Thirty-seven Thousand (\$37,000.00), upon terms and conditions approved in writing by Town Counsel, prior to the issuance of any building permit for the project or the commencement of any work on the project.

(3) Receipt by the Board of the required subdivision approval for the applicant's septic system design from the New Hampshire Water Supply and Pollution Control Commission. Robert Watterson second. The Chairman opened the motion to discussion. Tom Somers engineer for the applicant expressed his view that the original approval was still valid. William MacCulloch asked that the applicant get some verification from the State. The Applicant then questioned the bond figure. They stated that the cul de sac had been moved to the East which reduces the amount of pavement. The Board agreed to reduce the amount of the performance bond from thirty seven thousand dollars to thirty one thousand dollars. Robert Watterson moved that the amount of the performance bond be amended from thirty seven thousand dollars to thirty one thousand dollars. Second Rod Zwirner. So moved.

Minutes of the Antrim Planning Board Meeting July 14, 1988 (page 2)

William MacCulloch moved the amended motion. Second Judith Pratt.  
Moved unanimously.

The Board discussed conditions at SWRPC and the fact that Robert Panton will be present at the next meeting, a workshop to be held July 21.

William MacCulloch moved to accept the minutes as written. Judith Pratt second. So moved.

Motion was made to adjourn at 9:00 P.M.

Respectfully submitted,

Barbara Elia, Secretary  
Antrim Planning Board