

Minutes of the Planning Board meeting - September 22, 1988

Present: Rod Zwirner, Chairman-pro-tem; Ed Rowehl, Selectman; Philip Dwight; Bob Watterson, Judith Pratt; and Rachel Reinstein, Selectman's alternate and Secy. pro-tem.

Vehr-Page Subdivision: It was pointed out that the State had approved two access points on Route 202, septic approval for the 2.16 acre lot, with curb cut approval by Bob Varnum for the 2.16 acre lot. Ed Rowehl pointed out that RSA 24:19 and Art. VI.05, Sec.3 on page 22 of the Subdivision Regulations did not allow frontage or access on a Class VI road. It was pointed out that the lots within the subdivision were not numbered and Harry Page promised that the mylar would show the lots as follows: Lot II-2.16 acres; lot III-5.43 acres; and lot IV-10.55 acres. It was moved that the subdivision be approved. The vote was-Dwight, Watterson, Pratt and Zwirner-Yes; Rowehl No; no abstentions. The ~~sig~~ mylar was signed ~~xxxxxx~~ with the understanding that the lots were to be individually numbered within the subdivision.

David Cutter - Brad Brown property subdivision. This is a property at the junction of North Main Street and Route 31. The desire is to subdivide it having the existing building of three dwelling units on Lot I of 24,900 sq.ft. and be able to construct a 1 dwelling unit on Lot II of 20,000 sq.ft. It was decided to seek legal opinion as to the legality of the building on Lot II.

Ed Winslow property on Miltimore Rd. Dennis McKenney said that this was a preliminary inquiry as to the possibility of dividing a 15 acre property into 3 lots of 2.01, 2.13 and 11.1 acres respectively. State septic tests would be necessary. The area is fairly steep with a rise of 14' in 100. Dennis mentioned that while Bill Abbott had put the property under current use, the town had not registered this with the Hills-boro County Registry of Deeds (Vol.1918, p.366).

Mary Gold property on Mattheson Rd. This was a preliminary inquiry by Dennis McKenney. The owner wishes to divide 15 acres now under current use into three lots of 2, 2, and 11 acres. There is a water ROW that runs through the property.

The minutes for September 15 were not approved as they were not located until after the meeting adjourned.

Judith Pratt reported that according to state statute legal costs in connection with applications before the Planning Board are to be borne by the applicant. It was agreed that Mr. Cloutier should be sent a letter reminding him of this provision. The Antrim Administrative Assistant, Madeleine Henley agreed to draft a check sheet showing the requirements for payments by the applicants.

Wetlands Ordinance A draft ordinance prepared by the Conservation Commission was distributed to the Board for its consideration.

Dick Herman - Liberty Farm Road: Mr. Herman wishes to subdivide a 38 acre property into 3 lots of 8, 8, and 22 acres. These lots front on a Class VI gravel road which is an extension of Liberty Farm Road. He seeks the board's permission not to blacktop this ~~road~~ portion of the continuation of a gravel road. He would like to bring it from a Class VI road to a Class V road by making it conform to town specifications without a paved surface. There will be 1800' of road with proper drainage and culverts at Stacy Hill Road. Phil Dwight moved and Bob Watterson seconded a motion to waive the blacktop requirement in this particular case. Passed unanimously.

RCR