

Minutes of the Antrim Planning Board Meeting October 15, 1992

Present: Judith Pratt, Chairman; Marie Slugaski; David Essex; Hugh Giffin; Rod Zwirner.

The Chairman opened the meeting at 7:30 P.M. and introduced the Board.

Earth Excavation Regulation: Public hearing for the adoption of this regulation. Stuart Gross, the only interested person present endorsed the Ordinance commenting on the bonding requirements and the Town's use of available materials. Chairman Pratt pointed out that while the Board can waive requirements it cannot add conditions not addressed in the Ordinance and she commented further that the Board has tried to comply with the law without excessive control. Hugh Giffin moved the adoption of the Earth Excavation Regulation as prescribed under State of New Hampshire Revised Statute Annotated 155:E. Second Marie Slugaski. The vote: Hugh Giffin, yes; David Essex, yes; Marie Slugaski, yes; Rod Zwirner, yes. So moved unanimously.

Subdivision and Site Plan Review Regulation: Public hearing for the adoption of the following amendments:

1. Article V, Section B.3.a.(4) add: "tax map and lot number of the property." after the words "Current zoning classification."
2. Article V, Section 3.a. add: (22) In the case of Annexation a note indicating the property to which the lot will be annexed and that the lot from which the parcel is taken will remain a legal lot. Item #22 will then become 23 and item #23 will become #24.
3. Article V, Section C.1.a.(4) add: "Tax Map and Lot Number" after the words "Current Zoning Classification"

After some discussion Marie Slugaski moved: the adoption of the following amendments to the Antrim Subdivision and Site Plan Review Regulations listed as follows:

1. Article V, Section B.3.a.(4) add: "Tax Map and Lot Number of the property." after the words "Current zoning classification."
2. Article V, Section 3.a. add: (22) In the case of Annexation a note indicating the property to which the lot will be annexed and that the lot from which the parcel is taken will remain a legal lot. Item #22 will then become #23 and item #23 will become #24.
3. Article V, Section C.1.a.(4) add: "Tax Map and Lot Number" after the words "Current zoning classification."

Second David Essex. The vote: Hugh Giffin, yes; David Essex, yes; Marie Slugaski, yes; Rod Zwirner, yes. So moved unanimously.

Breezy Point Cluster Development: Public hearing for a Site Plan Review requested by Attorney Robert McWalters for Edward Belanger as a prospective buyer of the Development. Present for the Applicant were: Attorney Robert McWalters, Edward Belanger, and Realtor Lawrence Duggan. The Chairman introduced the Board as noted above. The Board reviewed the plan and Robert Walter commented that the project will be the same as approved by the Antrim Planning Board on July 14, 1988. Condo owner, Chanel Bergeron commented on the road saying that it is muddy in the spring. There was discussion of the status of the road and Town requirements for same. Gary Bergeron, original developer, speaking for the condo owners expressed concern for permits which were original granted in his name. It was established that reapplication must be made for all building permits as they are out of date. Gary Bergeron also commented on the construction of the road and the creation of new wetlands caused by the relocation of drainage. Edward Belanger observed that in his opinion there are no major erosion problems and that it would be to his advantage to build the project properly. Attorney McWalters made the point that: The entities not completed are the builders responsibility and that repairs to the main building will be discussed with the condo owners. There was discussion of Wetlands and Septic Permits. The Chair made the point that roads are not within the authority of the Planning Board and any decisions relative to these must be made by the Board of Selectmen or the Town Meeting. The Wetlands and Septic permits are the pervue of the Department of Environmental Services and they must be consulted in that respect. After further discussion it was agreed to continue this public hearing until next Thursday October 22, 1992 at 7:30 P.M.

The Chair raised the subject of the Shoreline Protection Act and how it impacts the North Branch and Contoocook Rivers. She asked the Board to consider modification of the Wetlands Ordinance to protect these rivers.

Minutes of September 17, 1992: Hugh Giffin moved to accept the minutes as printed. Marie Slugaski second. So moved unanimously.

Hugh Giffin moved to adjourn. Rod Zwirner second. Meeting adjourned at 9:30 P.M.

Respectfully submitted,
Barbara Elia, Secretary

to move the adoption of the Earth Excavation
Regulation as prescribed under the State of
New Hampshire Revised Statute Annotated 155 E.

Date: 15 Oct 1992

Moved: Hugh Giffin

Seconded: Al Sluzarski

Vote:

Giffin

Essex

Sluzarski

Zwerner