

Minutes of the Antrim Planning Board October 22, 1992

Present: Judith Pratt, Chairman; Marie Slugaski; Ed Rowehl;  
David Essex; Michael Oldershaw, ex officio.

The Chair opened the meeting at 7:35 P.M. and introduced the Board.

Breezy Point Cluster Development: Continued public hearing concerning a request by Attorney Robert McWalters representing Edward Belanger for a Site Plan Review in the aforementioned matter for property located off Route 9 on Franklin Pierce Lake in the Lakefront Residential District Tax Map 8C Lot 920. The Chair quoted item #8 of the proposed development agreement which resulted from a conversation with the Wetlands Board namely:

"That an "after the fact" permit be obtained from the New Hampshire Wetlands Board to maintain the erosion control in its present condition or to obtain a permit to restore the conditions shown on the plans whichever is required by the Wetlands Board. A copy of this permit shall be supplied to the Antrim Planning Board."

Edward Belanger agreed to comply with this requirement and commented that proposed unit #14 might have to be relocated. On the subject of the road Belanger stated that he does not feel that this area should be paved but should have a hard pack surface in the interest of better drainage. There was discussion of the status of the road from the turnaround to the lake. It was established that this is a Town road but anything beyond the right-of-way is private property. Mike Oldershaw brought up the subject an agreement made with the former owner that the condominium association would be responsible for plowing the road. Chairman Pratt commented that roads are the authority of the Selectmen and that the Planning Board cannot make decisions on roads. Belanger agreed that he will maintain agreements made in the past. After the Board members and the Applicant reviewed the proposed Development Agreement and Ed Rowehl suggested that in the matter of item #10 the wording of the second line should be:

"Any construction on this site after November 1, 1996 must be approved by the Antrim Planning Board and be in compliance with the Site Plan Regulations in effect at that time." When it was determined that both parties agreed with the Development Agreement,

Marie Slugaski moved the approval of Site Plan Review for the further development of Breezy Point, Tax Map 8C Lot 920 as shown on plans and survey prepared by Costello, Lomasney & deNapoli of 540 Commercial Street, Manchester, New Hampshire 03101 dated May 1987 and last revised June 13, 1988 with the following conditions:

1. Signing of the Development Agreement

2. That the portion of the Town road from the turnaround to the lake remain open for public access to the lake.

Second David E. Essex. The vote: Edwin Rowehl, yes; David Essex, yes; Marie Slugaski, yes; Michael Oldershaw, yes so moved unanimously. The Development Agreement was signed by both the Applicant and Chairman Judith Pratt. Public Hearing closed.

Minutes October 15, 1992 were addressed. A spelling correction was made. David Essex moved to accept the minutes as corrected. Marie Slugaski second. So moved unanimously.

Ed Rowehl moved to pay for David Essex's dinner and attendance at the quarterly meeting for the Southwest Region Planning Commission. Second Marie Slugaski. So moved unanimously.

Chairman Pratt announced that discussion of proposed zoning changes will be on the agenda for the November 5, 1992 meeting in preparation for the first public hearing which can be held in December.

David Essex and Ed Rowehl discussed work in progress on redefining the Highway Business District. Questions about preserving the aquifer, the areas along the protected rivers, and steep slopes and wetlands areas were raised. After discussing the subject at length, the consensus of the Board was that, inasmuch as, the Ordinance addresses steep slopes and wetlands areas and the Rivers Management and Protection Program protects the rivers, no further action is needed.

Marie Slugaski asked to address the Board in the matter of a property located on Hattie Brown Road. It was established that this road is Class VI closed subject to gates and bars. This lot has no road frontage but it was established as a lot prior to the enactment of the Zoning Ordinance. In any event it would be subject to the rules for building on a Class VI road as outlined in the Antrim Board of Selectmen's Roads Policy adopted January 15, 1990.

David Essex made the motion to adjourn. Mike Oldershaw second. Meeting adjourned at 9:00 P.M.

Respectfully submitted,  
Barbara Elia, Secretary

ANTRIM PLANNING BOARD

Development Agreement

This Development Agreement is entered into this day of Oct. 22, 1992 between Crystal Bay Development, Inc. Edward A. Belanger, President (hereinafter called the "owners") with an address 808 W. Main Street PO Box 534, Hillsborough, New Hampshire 03244-0534. This agreement is addressed to the Breezy Point Condominium Development land of Cueva Corporation, PO Box 1393, Concord, New Hampshire 03301, Tax Map 8C, Lot 920, Antrim, New Hampshire with plans prepared by Costello, Lomasney and deNapoli, Inc. Consulting Engineers, Manchester and Nashua, New Hampshire and Survey Plat made by David White, Licensed Land Surveyor #667, dated May 1987 last revised June 13, 1988, Project #009-92, Recorded Hillsborough County Registry of Deeds PL #22505 and PL #24325. Said survey and engineering drawings (hereinafter called the "Plans") concern the development of property located on the north shore of Pierce Lake off Route 9.

Obligations. It is agreed that the owners, jointly and severally, their heirs, successors, executors, administrators and assigns, shall implement and construct said development in accordance with the plans which received final conditional approval of the Antrim Planning Board on the 22 day of Oct. 1992. All revisions of the plans must be approved by the Antrim Planning Board. It is further agreed that the Owners, jointly, and severally, shall be obligated by the following terms and standards:

1. That the Owners shall abide by the Ordinances of the Town of Antrim.
2. That the Owners shall implement and construct the work only as approved by the Planning Board and shall comply with all requirements and site plan regulations adopted since 1989.
3. That any changes in the condominium agreements shall be submitted to the Antrim Planning Board for review and approval.
4. That all building permits shall be renewed.
5. That a written statement from the State Water Supply and Pollution Control Division certifying the adequacy of the sewage disposal system for the units in the Inn and the Condex unit shall be submitted to the Antrim Planning Board.
6. That any expansion of the leach field be reviewed and approved by the State Water Supply and Pollution Control Division before any more units are developed.

7. That all beach erosion be corrected.

8. That an "after the fact" permit be obtained from the New Hampshire Wetlands Board to maintain the erosion control in its present condition or to obtain a permit to restore the conditions shown on the plans whichever is required by the Wetlands Board. A copy of this permit shall be supplied to the Antrim Planning Board.

9. That before any work is done on the Town road including that portion between the turnaround and the lakeshore permission must be obtained from the Antrim Board of Selectmen.

10. That construction of the improvements as shown on the plans must be completed by November 1, 1996. Any construction on this site after November 1, 1996 must be approved by the Antrim Planning Board and be in compliance with the Site Plan Regulations in effect at that time.

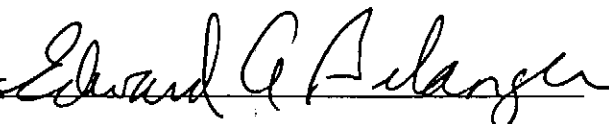
11. As built plans shall be submitted to show all underground connections for water, sewer, gas, electric and any other underground services before a Certificate of Occupancy may be granted for any new units.

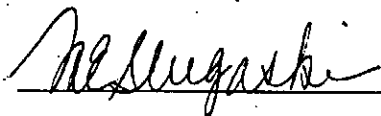
In witness whereof, the parties hereto set their hands this 22 day of October, 1992.


Witness:

By:

  
\_\_\_\_\_

Owner   
\_\_\_\_\_

  
\_\_\_\_\_

  
\_\_\_\_\_  
Chairman, Planning Board  
Antrim, New Hampshire

I move the approval of Site Plan Review for the further development of Breezy Point, Tax Map 8C, Lot 920 as shown on plans and survey prepared by Costello, Lomasney & deNapoli of 540 Commercial Street, Manchester, New Hampshire 03101 dated May 1987 and last revised June 13, 1988 with the following conditions:

1. Signing of the Development Agreement
2. That ~~that~~ <sup>the</sup> portion of the Town road from the turnaround to the lake remain open for public access to the lake.

Date: 10/22/92

Moved: Marie E. Sluzarski

Seconded: David E. Rose

Vote: Ed Roehl - yes  
David Essex - yes  
M. Sluzarski - yes  
M. Aldrich - yes