

Minutes of the Antrim Planning Board Meeting Sept. 7, 1995

Present: Edwin Rowehl, chairman; Paula Kulpinski ex officio; David Essex; Michael Oldershaw; Judith Pratt.

Chairman Edwin Rowehl opened the meeting at 7:30 p.m. and introduced the board members.

The first order of business was a public hearing on the application of the Society for the Protection of New Hampshire Forests for a subdivision of its McCabe Forest property on Concord Street. Steve Perron, a land surveyor for the society, explained that the society is subdividing so it can sell the residence on the property. Rowehl reiterated the board's understanding of the nature and purpose of the subdivision to abutters Fred and Marguerite Roberts. Essex pointed out that at an informal discussion at an earlier meeting, the board decided to waive its subdivision regulation discouraging odd-shaped lots because other alternatives would require taking more land from the undeveloped portion. Perron then explained that the Society will keep rights of way for the hiking trail and probably for the farm road.

Kulpinski had concerns about the town's liability for, and the classification of, the portion of Elm Street extension east of the bridge. After phone consultation with Road Agent Bob Varnum and further discussion, the board determined the section is a Class V town-maintained road. Perron noted that a survey map dated Aug. 20, 1980 shows the segment as Class V, a designation also noted on a later inventory of town roads done by Rowehl when he was a selectman.

Oldershaw moved, and Pratt seconded, accepting the application of the Society for the Protection of New Hampshire Forests for subdivision of the McCabe Forest property into two lots of 5.3 and 187.1 acres on Concord Street, tax # ~~798~~¹⁸ lot ~~798~~¹⁸ in the Village Business and Rural Districts. The vote: Pratt, yes; Essex, yes; Kulpinski, yes; Oldershaw, yes; Rowehl, yes. So moved unanimously.

Essex moved to approve the Society's subdivision application. Kulpinski seconded. The board noted that the plan contained a condition that the lots not be further subdivided and no buildings constructed west of any stream. The vote: Pratt, yes; Essex, yes; Kulpinski, yes; Oldershaw, yes; Rowehl, yes. So moved unanimously.

The board discussed a recently submitted application by Neil and Margaret R. Sharby for an annexation of a 1.77-acre parcel to be acquired from Russell J. and Mary V. Cuddihy and added to a 3.05-acre lot on Brimstone Corner Road. Since the applicants were not present, the board decided to ask Barbara Elia, secretary, to call the applicant's agent, Don Mellen, to schedule a hearing date.

Rowehl read correspondence from Esther Cowles of the National Wildlife Federation offering to visit the board to explain federal takings legislation. The board agreed it is interested in having the discussion as long as no expense is required. Letters announcing

the Municipal Law Lectures and the Volunteer of the Year nominating process were read. Rowehl also read an Aug. 17 letter from Selectmen to the Girl Scout council requesting a reexamination of the work plan for repairing the Gregg Lake Road bridge and causeway.

The board unanimously approved the Aug. 3 minutes, but again tabled the July 6 minutes pending a quorum of those present at the original meeting.

As there was no pending business, the board cancelled the Sept. 21 meeting and agreed to meet next on Oct. 5.

Pratt moved at 8:30 to adjourn the meeting. Second by Oldershaw. So moved unanimously.

Respectfully submitted,
David Essex, member