

Minutes of the Antrim Planning Board Meeting September 3, 1998
Present: Chairman Edwin Rowehl; Ken Akins; Mike Oldershaw; David Essex; Hugh Giffin; Alternate A. Fred Anderson and Alternate C. Spencer Garrett

Chairman Rowehl opened the meeting at 7:30 P.M. and introduced the Board as noted above.

Chairman Rowehl advised the Board that the meeting was a Preliminary Consultation Meeting and read from the Zoning Ordinance the procedure for a Preliminary Consultation Meeting.

Chairman Rowehl introduced Dennis McKenney. Mr. McKenney is requesting the Annexation of property located on Old Hancock Rd, Estate of Norman Stacy to Gary and Kathleen Stacy. Mr. McKenney showed a map to the Board showing that he wants to Annex a piece of land and attach it to his lot, he will still have a nonconforming lot. Mr. McKenney advised the Board that there would be no set back changes and would like to know if he will need to go before the Board of Adjustment. Board Members Hugh Giffin and Ken Akins stated that they felt that you couldn't take from a already subdivided lot and annex it without a Variance. Board Member Mike Oldershaw said an easement would be easier, Mr. McKenney stated that the owner wanted to own the land. Board Member Hugh Giffin asked who owned the land and Mr. McKenney advised that Gary Stacy and his sister did. The Board read from the Zoning Ordinance page 80 and advised Mr. McKenney that he would in fact need to go before the Board of Adjustment.

Chairman Rowehl read another request from Dennis McKenney for a subdivision of 4 lots on Steele Pond. Mr. McKenney showed a map to the Board showing the proposed subdivision, all lots meet the requirements for Zoning and fall within three Zones, Lake, Business and Rural Residential. Chairman Rowehl stated that all lots were sizable lots. After review by the Board it was determined that all appeared to be in compliance and Chairman Rowehl advised Mr. McKenney to proceed, Mr. McKenney will file an application.

Chairman Rowehl introduced the Board to Paul Doscher, Society for the Protection of New Hampshire Forest and Robert Miller from the Nature Conservancy. Paul Doscher proceeded to inform the Board of thier intention to purchase and subdivide proposed land owned by, Lovern's Mill Antrim; Olsen Family Partnership IV Ltd. Antrim; Soil Survey of Hillsborough County N.H.; Hydrio Soils Determinations Using Taxonomy, request to subdivide approximately 830 acres of land surrounding the rest area on Route 9, and bordering the towns of Windsor and Stoddard, also to be known as Lovern's Mill Tract. Mr. Doscher stated that the property would be divided into four different owners: NH Fish and Game, NH DOT, Nature Conservancy and Meadowsend Timberland, LTD. (see map for exact subdivision). Mr. Doscher told the Board that this particular land is prime land for preservation. They have no

plans to build on any of the land however they may erect sheds or temporary structures and no new driveways will be added. Chairman Rowehl asked if all organizations are State Departments? Mr. Doscher advised that they are non-profit Corporations. Most of the land is currently taxed under Current Use and would continue to be taxed that way. The NH DOT would be using some of the land to widen Route 9 and Mr. Doscher stated that they do not apply for any type of permits for widening of roads, this is a question that will be addressed to the towns Attorney, Silas Little. The portions purchased by NH Fish and Game will need subdivision approval because 3 separate tracts need to be included. A questions of whether this would be a Minor or Major subdivision arose and will be addressed to the towns Attorney, Silas Little. Mr. Doscher asked what level of surveying would need to be done and it was determined that we would also address that question to Attorney Little. There is a piece of "landlocked" property owned by, Winslow S. Caughey which the Society for the Protection of New Hampshire Forests is researching they are hoping to purchase the land, if they are not able to purchase will they need to create a "right of way" to that piece of property giving the owner access or will it continue to be "landlocked"? This question will also be addressed to Attorney Little. Board Member David Essex asked Mr. Doscher if the Conservation Committee had been notified? Mr. Doscher advised they had not and the suggestion was made to send them a copy of the proposal, map and business cards. Chairman Rowehl asked if there was a "time deadline" and it was determined that they had hoped to be getting started by December '98. The Board will get in touch with Attorney Little with all questions and contact Mr. Doscher with results.

QUESTIONS TO ATTORNEY LITTLE: (as provided by Paul Doscher)

1. The Olsen tract North of Route 9 is presently identified as a set of separate tracts on the Antrim tax map. However, the tax map does not show the Contoocook River. Our question is whether this public body of water, that runs through the Olsen tract from one end to the other, constitutes a lot line under the town's interpretation of its zoning and subdivision regulations?

2. We have been told by NHDOT that it does not need to apply to the town for permission to acquire the additional 25' of right of way we propose to sell along Route 9. Is this the town's understanding as well?

3. We think that under the town's subdivision regulations, this proposed subdivision is a minor subdivision. Is this a correct interpretation?

4. We propose to provide the Nature Conservancy tract with a 50' wide right of way to Lovern's Mill Rd. The land under this existing woods road is to be owned by Meadowsend Timberland, Ltd., which will use this road for management of its woodlands on either side of the road. is this acceptable or must we survey and convey to the Nature Conservancy a 50' wide strip of ownership to Lovern's Mill Road? From our perspective, ownership and maintenance of the road best resides with the party that will use it most often, Meadowsend Timberland, Ltd.

5. If "landlocked piece of property is not purchased will a right of way need to be provided for that land owner? Or will it continue to be "landlocked"?

Chairman Rowehl brought up for discussion the procedure that would need to be taken by Conval Special Education Department in opening a preschool at the Presbyterian Church on Main Street. Board Member Mike Oldershaw advised the Board that he is on the Church Board, he stated that there are homes in the area with special ed. children who are in need of special prechool education to better prepare them for school. The school would be for children of preschool age. Chairman Rowehl said that it would be up to the Conval School District to be sure that the building is up to all fire and safety codes and it was the consensus of the Board not to get involved, so moved unanimously.

Master Plan: There was some discussion for the need to work on the Master Plan. Board Member David Essex stated that Jane Corliss from Antrim Next has agreed to help with the Master Plan. It was unanimously agreed to hold a "working" meeting on September 17, 1998 at 7:30 P.M. the Antrim Board of Adjustment will be holding a meeting that night as well so the Planning Board will hold there meeting in the other room and Board Member David Essex agreed to take the minutes for Sherry Miller (secretary).

Correspondents:

Chairman Rowehl presented the Board with a bill from Sterling Business for the printing of the Zoning Ordinances, Board Member Hugh Giffin made the motion to pay the bill. Board Member Mike Oldershaw second. Unanimously agreed.

Minutes August 6, 1998 - Board Member Mike Oldershaw moved to accept as presented. Chairman Rowehl second. So moved unanimously.

Board Member Hugh Giffin moved to adjourn. Board Member David Essex second. Meeting adjourned 9:05 P.M.

Respectfully submitted,
Sherry Miller, clerk