

ANTRIM PLANNING BOARD

27 FEBRUARY 86
MINUTES

Present: JDennison WMacCulloch RReinstein RZwirner RWatterson
JHeyliger PMcClintock BKierstead HGoodwin JJones

Jim Dennison opened the meeting at 7:30 pm. The minutes of the 13 Feb 86 were approved as written.

I. SUBDIVISION - The D. Knapton property (known as Inchcape North) on the southeast shore of Franklin Pierce Lake fronting on Mountain Rd. in Antrim (file #85-4)

The public hearing of 19 Dec 85 was reconvened at 7:35 pm. Notices of this hearing appeared in the Messenger, the Monadnock Ledger, and the Transcript, (20 Feb 86) and on the town bulletin boards (17 Feb 86). Mr. Knapton was represented by his lawyer, Doug Hatfield, and Don Mellen, project surveyor. Two abutters were present.

Mr. Dennison spoke briefly to the audience explaining the responsibilities of the PB regarding a subdivision request. He then explained the specific concerns of this subdivision: fire and police protection and the subject of school children to the ConVal system.

The state of New Hampshire has examined the bridge on the Second New Hampshire Turnpike and given it a rating for 10T; Mountain Rd. was closed to "gates and bars" (1957) and therefore, it is a Class VI road. It is the town's prerogative to open the road again. There will be a restriction in each lot deed covering the school bus problem. Children will have to walk to the Second NH Turnpike to get the bus.

The issue of overcrowding the shorefront was discussed at the 19 Dec 85 hearing. Presently, there is no ordinance regarding the limitation of population per square foot of lake frontage. The PB does agree with the abutters that this is a valid concern; it will be writing a proposal addressing this problem. As with all changes to the Antrim Zoning Ordinance, it must be voted on at Town Meeting.

The new road into this subdivision is now named Inchcape Circle.

The road heretofore referred to as Mountain Rd. or Mountainside Dr. will now be referred to as Gibson Mountain Rd.

Doug Hatfield indicated that Mr. Knapton is ready to sign a Personal Surety Bond (the amount to be determined later) as soon as it has been prepared. The Selectmen have asked town counsel, Lloyd Henderson, to draw up the bond. Harvey Goodwin asked that Mr. Knapton notify the Antrim Road Agent when road work on Inchcape Circle is begun so that he can monitor progress. A turnaround will be constructed on Gibson Mountain Rd. at the point where the road has been closed (as shown on the survey of land). At the 13 Feb 86 meeting, the PB asked Bob Varnum (road agent) to initial the letter which details the specs for road construction in this subdivision. To date, that has not been done.

Jim Dennison made the motion to conditionally accept this subdivision:

- 1) the PB must be notified of Mr. Knapton's bond and that it is signed; and
 - 2) Bob Varnum has initialed the specs for road construction of Inchcape Circle and the turnaround on Gibson MT. Rd. Rachel Reinstein seconded the motion.
- It was approved as stated.

II. SUBDIVISION - Richard, Gloria, and Stephen Schacht property on Grove St.,
Antrim Village (see minutes 10 OCT 85)

The Schacht's have come for a preliminary review of their four (4) lot subdivision; three (3) lots have 115 ft. of frontage on Grove St.; one (1) lot has 142 ft. of frontage. The lots are approximately 290+ ft. deep. Parcel A gives access to the back 16+ A (abutting 1500+ ft. on Rte. 31). Don Mellen, surveyor, has prepared the survey of land (dated 25 Feb 86). Jim Dennison asked for bench marks to be added to the survey. A regulation in the Antrim Zoning Ordinance requires that the developer get a letter of approval from the Sewer Commissioners regarding hook-ups to town water and sewer.

A public hearing is scheduled for 27 Mar 86. Letters to abutters and the proper notices will be published.

Meeting adjourned at 8:50 pm.

Respectfully submitted,



Judith Heyliger