

ANTRIM PLANNING BOARD

October 9, 1986

Present: Robert Watterson, Acting Chairman, J. Jones, M. Oldershaw
W. MacCulloch, R. Reinstein
Absent: H. Goodwin, R. Zwirner

Property of Brooks & Susan Nichols, Concord Street

Dick Schacht presented a preliminary proposal to subdivide this property into two lots. Kincaid Construction Co. proposes to purchase the property after it has been divided into two lots. The current house and barn would be on lot No.1. The barn may later be converted for commercial use. There are no plans for lot No.2 at the moment. Dennis McKenney will appear with the survey and list of abutters on October 23 and notices will be put in the papers for a hearing on November 13th 7:30.

Sawmill property of Lon Cotton on Gregg Lake Road

Dick Schacht also appeared on behalf of the Kincaid Co. which is interested in purchasing this property which contains the old sawmill and a cottage, on 3.5 acres. He would like to enlarge the cottage which has a well and septic system. Kincaid would like to rehabilitate the old mill for storage of millwork and to use as a woodworking shop in the conduct of his rehabilitation activities. It is not possible to install a septic system for the mill as the whole area around it is underlaid with ledge. M. Oldershaw pointed out that if the shop were to have employees there would have to be a toilet and running water for washing in accordance with state regulations. Kincaid is also interested in purchasubg the Caughey property abutting the Cotton land on the east and also containing another old mill. Disk Schacht will check further on state regulations.

Zoning Requirements in Commercial Zone

Dick Schacht Raised the question of the requirements governing residences which will be used for commercial purposes in the commercial zone. He was told that this was one of the questions under consideration in connection with changes being proposed in the Zoning ordinance. Until changes are made variances will probably be required. One case Dick had in mind was a proposal to buy the Pauline Whitney property at the foot of Depot Street hill and use part of it for a laundramat. It was pointed out that this would not be a suitable use because of no setback from the street, inadequate parking area andbecause it is in the floodplain.

Forrest Hussey Property on Smith Road

Chris Williams, representing Sugarbust, Inc. of Portsmouth, brought in a preliminary drawing of this property which it is proposed to divide into two lots. He left a subdivision application and a list of abutters, and requested a hearing November 13. 8pm

Dennis Chirichiello Property on Old River Road

Dennis Chirichiello and Don Mellen appeared with a proposal to divide this property into three lots. The road, also known as Power Station Road is a Class V road with summer only maintenance. After consulting the Zoning Map and the Tax Map, it was agreed that the property is in the recreational zone. It has 308.06' frontage on the Class V road but the access to all three lots is by a private road because of the steep grade from the town road. The existing house, which would be on Lot 1 of the proposed subdivision is some distance from the town road and to comply with the frontage requirement of 100' it would be necessary to draw lot lines to make that lot a very strange shape and adversely affect the shape of the other two lots. It was decided that a letter should go from the Planning Board to the Board of Adjustment recommending a variance be granted allowing Lot 1 to be created with frontage only on the private road.

RCReinstein
Secretary pro-tem

10/10

Sent informally to BOA
pending writing letter
RCR