

Minutes of the Antrim Planning Board Meeting August 24, 1989

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; Don Chambers; Rod Zwirner

The Chairman opened the meeting and introduced the Board. She pointed out that the plans for the Proposals to be heard tonight have been reviewed in work session.

The first item on the agenda was a Subdivision Application for the Estate of Mary Gold. Dennis McKenny presented the proposal, which is for a three lot subdivision of a 14.16 acre parcel. Lot 1-2.07acres, lot 2-2.07acres and lot 3-10.02acres. McKenny pointed out that this is a three lot subdivision, and he explained the topography of the property. Town water is available but not Town sewer. Perc tests have been accomplished by the State of N.H. WSPCD. He pointed out that each lot complied with the Town of Antrim Zoning Ordinance. James Dennison, an abutter, asked why the contour lines are not shown on lot #3. McKenny answered that, as there was no perc test they did not have to show contour lines. Jean Uebel spoke to a deeded right of way on lot #1, she also commented on growth in the area and expressed a concern that multi family dwellings might be built in this area. Peggy Howard also made comments. Uebel stated that she has no objection to lots one and two. McKenny stated for the record that the deeded right of way is noted on the plan. The Zoning District was discussed. It was established that this development is in the Residential District. Uebel asked where the sewer service ends. Phil Dwight pointed out that in the rural district only single family homes are allowed without Special Exception. Harry Page spoke to the status of the property and the district that it is located in. He spoke to the requirements for noting areas on the map and how the slopes and wetlands should be noted. He also spoke to enforcing the rules. Arthur Allison asked about prospective buyers. Peggy Howard asked about the sale of lots, and it was established that this information is not pertinent to this hearing. Uebel commented on the wet areas of the lots. Harry Page went on record as being in favor but stated that he was there to pick at the ordinance and commented that the Map does not show the districts properly. This property is in the residential district without sewer. Both lots one and two are serviced by water. Hearing no further comments the Chair closed the Public portion of the hearing. The Board went into deliberations and discussed the size of the lots. There was some concern about the so called wet areas. Edwin Rowehl moved to accept the Application for this subdivision. Don Chambers second. So moved. Edwin Rowehl moved to delay consideration of the subdivision approval until the Board can inspect the site and to continue deliberations on September 14, 1989.

Site Plan Review for Shelly Cutter and Gertrude Mulhall, for an antique shop in the barn on property on Route 202. The site has been examined by the building inspector, Arthur Stenberg, He has

also examined the area to be used as a parking lot. Stenberg determined that there are ample parking spaces for this use. Pat Thomas outlined the proposal for the Applicants. She stated that there will be no paint and ample parking. There was correspondence from Bob Edwards, noted on the notice of hearing, that he had no objection to this use. It was established that there was no need to deal with a sign at this time. Phil Dwight spoke to why the Planning Board is even hearing this subject and stated that he does not believe that this issue (Home Based Business) should come before the Board and expressed his belief that this matter should not be considered by the Planning Board. He urged that this issue, a Site Plan Review for Home Based Business, would not stand a challenge. He expressed the belief that, a Home Based Business is the right of the property owner. The Chair stated that the Attorney has advised the Board that a public hearing should be held, that this matter was not and there should be no argument. Pat Thomas spoke to the fact that there are other establishments where parking is a problem. The Chair closed the Public Hearing and the Board considered the proposal. Don Chambers moved to accept this Site Plan as presented. Ed Rowehl second. So moved. A form of approval will be mailed to the Applicant on Monday.

Richard and Elizabeth Watterson, Jr., A Site Plan Review for a dog grooming establishment on Gregg Lake Road. The Building Inspector has examined this property and finds that the parking is adequate for the proposed use. Eliz. Watterson presented the proposal. She has a walk in basement and this is where the business will be conducted. The plan is for hours 8:30 A.M. until 5:30 P.M. and perhaps to have some evening hours. No dogs will be kept overnight. As far as noise is concerned, She does not like to have too much noise herself, the dogs will be kept inside. There will be no outside kennel and no overnight boarding. The business will consist of shampoos, dipping, and grooming. The house is well off the road and the parking is such that there will be no backing into the road. The Applicant feels that she will be taking care of ten animals a day at the most and it will probably be about five to seven. Elizabeth Watterson asked about a sign for the driveway. She was told to consult the Zoning Ordinance. She also asked about the island at the entrance of Gregg Lake Road. Harry Page, an abutter, has no problem with the proposal and asked that it be determined that the septic is adequate for such a use. The Applicant stated that she does not plan on doing any dips. Mr. Watterson stated that dips stay on the dog and the dip does not go down the drain. Don Chambers moved to approve the Site for the proposal. Second Rod Zwirner. So moved.

Forms and Fees for the Planning Board. The Chair stated that as the Board need forms for the major and minor site review, new forms were designed for all the applications. There was a question about the authorization clause. She spoke to the need for the fees to recover the administrative cost of a hearing and explained the reasoning behind the increase in costs. Page had a

question about the sf area noted in the Site Plan Review schedule and suggested that building area be noted on the plan for clarification. Phil Dwight had a specific comment about the additional sf being noted as "additional". Dwight reiterated his argument that Home based business is designated different for the minor site plan review and that it be treated as such. His comment was that the fees are too low. and that the fees should be substantial especially for subdivision. Page asked about no fee for Preapplication Review. It was established that this was informal and no decisions are made. Page spoke to definition 64 land development. There was further discussion about Site Plan Review for single family housing. The Chair commented on the fact that the Subdivision Regulations need to be revised and this can be addressed at that time. Page asked about joint meetings of the Planning Board and the Board of Adjustment. He expressed a need for a Variance for a plan he is developing. The Chair addressed the forms. The Chair outlined the reasoning behind the fees and expressed the feeling of the Board Attorney that a Public Hearing should be held. Don Chambers moved to accept the forms as corrected. Second Rod Zwirner. So moved. Rod Zwirner commented that the additional lots on the Major subdivision be increased to 25.00 per lot. It was discussed that there should be a basic fee for all subdivisions. and increase the amount in excess of three to 25.00 per lot. The Chair asked if she should consult with Silas Little about Site Review for Home based business. Don Chambers stated that he would be more comfortable if this opinion were in writing. The Chair asked if it is appropriate to have the Building Inspector do the site work on these applications. Rod Zwirner moved to accept the amended Fee Schedule with corrections. Second Ed Rowehl. So moved.

The Chair directed the Board's attention to a memo she had prepared on Home Based Businesses. She informed the Board that the Economic Development Committee may or may not meet with the Board on September 7 and she is preparing some work for that meeting if this joint meeting does not come about. She expressed the need for the Board to address all possibilities for business for the town. And the Board should discuss proposed changes to the zoning. She also expressed the need for some input to see what the Town is thinking.

Communication from SWRPC requesting information for the Capital Improvement Program was addressed. The Commission wants to meet with the Board to get information for their work in progress. There was some discussion about the direction of possible growth for the Town. A meeting was scheduled with Bob Panton of SWRPC for September 21 The need for a meeting with the different Department heads was expressed and the Board will notify the Department heads that this meeting is going to take place. This meeting will be to get some input on the Capital Improvement Plan. Representatives from Sewer and Water and the Road Agent. will be asked to attend.

Site Review for the Gold Subdivision will be : Sunday August 27
at 2:00 P>M. at the site The Chair will have a copy of the plan
at the site.

Minutes Ed Rowehl moved to accept as printed. Second Rod
Zwirner. So moved. Public Hearing for a Site Plan Review for
Touchwood Corp, David Cutter, President, is scheduled for
September 14 at 7:30

Respectfully submitted,
Barbara Elia, Secretary