

Minutes of the Antrim Planning Board Meeting October 17, 1991

Present: Judith Pratt, Chairman; Ed Rowehl, ex officio; Nancy Timko; David Essex; Hugh Giffin; Marie Slugaski, Alternate sitting for Rod Zwirner.

The Chairman opened the meeting at 7:30 P.M. and introduced the Board.

Richard Morrill: Public Hearing for a Minor Site Plan Review on property owned by Hickey Brothers Realty Trust located on Main Street in the Village Business District. (Tax Map #1A Lot #196) Chairman Pratt read the Application and the report of the Building Inspector which indicated that the use would be similar to other uses in the area and that the parking arrangements will be the same as those of these businesses namely: The Antrim Village Store, The Four Seasons Restaurant; and Edmunds' Hardware Store. The Applicant presented his proposal which is to operate a Video Store out of the first floor of this three unit building. The Applicant indicated that he had room for eight parking spaces. Selectman Ed Rowehl, ex officio member of the Board questioned this figure and expressed the opinion that there is only an eight foot driveway on that side of the building. Kevin Synn, representing the seller, Hickey Brothers Realty Trust, argued that the Peterborough Savings Bank, owner of the Antrim Village Store Building, has established a bound on the Victorian Plaza side of the parking lot and with reference to the Town's Deed for the parking lot the line falls in a different location. No conclusions were drawn from this debate. It was established that the approximate time for doing business at this store is 15 - 20 minutes to pick up or to return a video. At the present time Mr. Morrill is using the parking lot for his business in the Victorian Plaza building and he does not think that the use will increase because of the new location. Steve Schacht, Vice President of the Chamber of Commerce spoke for the proposal stating that it is an existing clean business and when Morrill moves it will leave a space for another business. There was no opposition to this proposal. The applicant was apprised ~~for~~<sup>of</sup> the need for a building permit which has already been done.

Hugh Giffin moved to accept the Application for a Minor Site Plan review for Richard Morrill to operate a video store on property located on Main Street and owned by Hickey Brothers Realty Trust. Marie Slugaski second. So moved unanimously.

Nancy Timko moved that the Board approve the use of the property owned by Hickey Brothers Realty Trust on Main Street, Tax Map #1A Lot #196 as a video store as applied for by Richard Morrill. Second Hugh Giffin. The vote: Ed Rowehl, yes; Marie Slugaski, yes; David Essex, yes; Hugh Giffin, yes; Nancy Timko, yes. So moved unanimously.

Tom Hopkins: indicating an interest in a Garage on Route 202 formerly owned by Daniel and Laura Grant. Mr. Hopkins would like

to operate a garage, body shop, and at some point to sell used cars as he is a licensed used car dealer, at this location. He was questioned about the disposal of toxic materials and he assured the Board that he is aware of the problems and is experienced in the lawful disposal of these materials. He will have a spray booth with a charcoal filter system. Hopkins spoke to his experience in the business. The Board pointed out the problems of access that will have to be corrected. It was pointed out that the use is pre-existing. Hopkins was advised that he should acquaint himself with the sign ordinance if a sign is to be considered.

Announcements:

Soil Field Day Hillsborough County Soils District  
Inherit New Hampshire 11/1/91  
Workshop - Harris Center - Ground Water Protection 11/9/91

The Chair reported on her attendance of the workshop on the determination of Lot Size by Soils. Marie Slugaski congratulated the Chairman on the completion of the Subdivision and Site Plan Review Regulation.

Budget: The Chair raised the subject of the 1992 budget and presented a proposal for \$5650.00 which is down from the 1991 budget by \$600.00. This reduction is the direct result of the new law which allows for the Planning Board use of funds obtained from applicants for postage and advertising for public hearings, etc. After some discussion about the budgeting process, the Board agreed that this proposal is a reasonable budget for the 1992 budget year.

1992 Zoning Changes: The Chair reported on the results of the Board's attendance at the Board of Adjustment meeting October 8, 1991 for the purpose of discussing possible changes to the Zoning Ordinance to be addressed at the 1992 Town Meeting. Item discussed were:

Definition of Grandfathered Structure--(See Non-conforming Structure)

Area, Building (foot print): The total area at the main grade level of the principal building and all accessory buildings, exclusive of uncovered porches, patios and steps.

Making the definition of Home Based Business more clear: The building may be enlarged by six hundred (600) square feet, or less, of additional floor area as long as it does not change the residential character of the dwelling and the addition conforms with the architectural design of the residence.

Page 52: 5,A,b: Add at the end of the first sentence - "except for those items listed in 6,A." This is the way the Planning Board attorney interpreted this.

On Page 35 - Side yard requirements in the Highway Business District were discussed.

Page 36: It was suggested to check the wording: In areas not served by sewer and water, multi-family dwellings only allowed in cluster housing developments.

Page 40 - Residential District: 6.a. 80,000 square feet should be 90,000 square feet. Perhaps it was an oversight.

Page 45: d. & D. Harry Page is of the opinion that these two items are not compatible.

Page 63: Household Pets: It was pointed out that these are not referred to in any section.

Page 71 & 72: Home Occupation: Page has pointed out and the ZBA agreed that the statement "not show any evidence" prevents loggers, etc. from using their property for this use. There was discussion of the definition of Home Occupation as opposed to the definition of Home Office.

The Chair also addressed the suggestion that the BOCA Code be abolished and advised the Board not to be pressured into taking any action that they do not feel right about. The Chair suggested that she talk to the Building Inspector, Inspectors in other towns, contractors and any others who, by the nature of their employment or expertise, can give input into this matter. She will report back to the Board on her findings. Backlots and Cluster Housing in the Rural Conservation District were also discussed. David Essex expressed the opinion that the Board has submitted them and they failed, if they are to be submitted next year they should be submitted by petition. The Chair advised the Board Members to think about the items mentioned and come up with a final decision.

Minutes of September 26, 1991: Hugh Giffin moved the minutes as presented. Ed Rowehl second. So moved unanimously.

Hugh Giffin moved to adjourn. Ed Rowehl second. Meeting adjourned at 9:45 P.M.

Respectfully submitted,  
Barbara Elia, Secretary