

Minutes of the Antrim Planning Board Meeting February 6, 1992

Present: Judith Pratt, Chairman; Ed Rowehl, ex officio; Nancy Timko; David Essex; Marie Slugaski

The Chairman opened the meeting at 7:35 P.M. and introduced the Board as noted above.

Chris Baker-Salmon: Public Hearing for a site plan review of property located on Route 9 in the Highway Business District (Tax map 9 lot 327-3). Chris Baker-Salmon presented his proposal which is to build one building for the manufacture of hand-blown glassware and another for the storage of raw materials and rubbish, with allowances made for a larger building planned for future construction. That building will be used for the production and sale of hand-blown glassware with allowances made for serving snacks to interested customers. Baker-Salmon estimated that the second phase would begin in approximately two years depending on how the business is received. The approval for the construction of the septic system has been received and Baker-Salmon has applied for a curb cut from the State of New Hampshire and has been assured that it will be received presently. Nancy Timko questioned the legality of a stump dump as indicated on the plan and was assured that this could be done as it was on his own property. The Chairman cautioned the Board to consider the extent of their approval, as the larger building will not be constructed until a later date. Ed Rowehl suggested that the approval cover what will be constructed now and require that the applicant return to the Board before starting the final phase. There was discussion about the need for another public hearing. The Chair established that if a case were to be reopened a public hearing would have to be noticed. David Essex questioned the disposal of waste and was assured that this is soda lime glass and contains no lead. Baker-Salmon also commented that glass is inert for thousands of years and that he will be using propane for the manufacture of his product. There will be minimal silica dust and the applicant will be using dust collectors in his manufacturing process. The Fire Chief has reviewed the plan and pointed out the fire safety requirements for the buildings. There were further questions about the storage of rubbish, which will be in the shed, and requirements for a sign, which if over six square feet, will require a Special Exception from the Board of Adjustment. Nancy Timko moved to accept the Application of Chris Baker Salmon for a Site Plan Review for a 6.7 acre parcel on Route 9, tax map 9 lot 327-3. Edwin Rowehl second. So moved unanimously. David Essex moved to approve the application of Chris Baker-Salmon, Planning Board file #92002, for the smaller shop building and internal storage building on lot #327-3, contingent on approval of a curb cut from the State of New Hampshire Department of Transportation. Any additional construction requires further review by the Planning Board. Edwin Rowehl second. There was discussion of the process for reopening a hearing with the Applicant expressing concern for the expense as he has paid the fees for a major site plan review.

The vote: Ed Rowehl, yes; David Essex, yes; Nancy Timko, yes; Marie Slugaski, yes; Judith Pratt, yes. So moved unanimously.

Antrim Medical Building: A public hearing for the subdivision of a 4.1 acre parcel, tax map #1C lots 30 and 1303 on Elm Street and Concord Street in the Village Business District, has been noticed. The Chair pointed out that this subdivision was considered by the Planning Board in 1968 and that the property has been indicated on the tax map and taxed as two lots since that time. She stated that, in her opinion this should be heard as a lot line adjustment as the size of the lots will be changed. She asked the Board's pleasure. The consensus of the Board was to agree that this should be heard as a Lot Line Adjustment. Surveyor, Don Mellen, representing Antrim Medical Building presented the revised plan. He has changed the title and placed the tax map numbers on the plan. Mellen also advised the Board that the original plan, considered in 1968, has been recorded. The Chair informed the Applicant that his requested waivers were agreed on by a consensus of the Board as sewer and water services are available at that location. David Essex moved to accept the Application of Donald Mellen, LLS, for the Antrim Medical Building for a Lot Line Adjustment for lot numbers 30 and 1303 on Elm Street and Concord Street. Marie Slugaski second. So moved unanimously. Marie Slugaski moved to approve the Application of Donald Mellen, LLS, for the Antrim Medical Building for a Lot Line Adjustment of lot numbers 30 and 1303 on Concord Street and Elm Street. David Essex second. The vote: Ed Rowehl, yes; David Essex, yes; Marie Slugaski, yes; Judith Pratt, yes. The Chairman, Judith Pratt signed the mylar and copies of the plan.

The Chair discussed an invitation to the quarterly dinner meeting by SWRPC. This meeting will be held at the Antrim Inn. The Board agreed to fund the cost of the dinner for the Town's representative to the Commission's Board of Directors.

Bob Wilson of Main Street has written a letter requesting information on a computer consulting business he is proposing to operate from his property. The Board determined that if the business is conducted, as outlined in his letter, it would be considered a home office and a Site Plan Review will not be needed. The Board authorized the Chairman to write a letter to this effect.

Presbyterian Church: The Chair reported that she has been contacted by the church in regard to a consignment shop it is proposing to operate on the church premises. There was discussion of fees. The consensus of the Board was to charge the actual cost of a public hearing for a Site Plan Review as this is planned to be a profit making venture.

The Chair reported that Don Mellen has called her attention to the fact that the Subdivision Regulation does not require that lot numbers be indicated on the plan nor has it been required in the past. This could have been overlooked and the Chair asked if

the Board felt that this could be changed editorially or if it would require a public hearing to adopt this change. The Board authorized that a new sheet be written incorporating the requirement. This sheet will be included in the document.

Minutes of January 16, 1992 were addressed. David Essex moved to accept the minutes as presented. Marie Slugaski second. So moved unanimously.

The Chair pointed out that the Board has nothing on the agenda for the next meeting February 20, 1992 except the consideration of a draft for an Earth Excavation Regulation which she has provided for the Board's review and comments. Ed Rowehl called the Board's attention to the fact that the final budget hearing is February 19. Nancy Timko moved to cancel the meeting scheduled for February 20, 1992. Second Marie Slugaski. So moved unanimously.

Ed Rowehl raised the subject of the Disabilities Act requirements and commented on business' along Main Street where the front of the building is within the setback area. There was discussion of the requirements of this regulation.

David Essex made the motion to adjourn. Ed Rowehl second. Meeting adjourned at 9:15 P.M.

Respectfully submitted,
Barbara Elia, Secretary