

Minutes of the Antrim Planning Board Meeting January 7, 1993

Present: Judith Pratt, Chairman; Michael Oldershaw, ex officio; Edwin Rowehl; Rod Zwirner; Marie Slugaski; David Essex.

Chairman Pratt opened the meeting at 7:30 P.M. and introduced the Board as noted above.

Swiftwater Council, Girl Scouts of America: Nancy Frankel, Barbara Chalmers, and Missy Long and Tom Somers of Cowan and Cricenti met with the Board to present the Girl Scouts' Master Plan and conceptual Site Plan. Nancy Frankel presented the plan which is for 250 campers in its final stage. The first stage will be for 150 campers. The program will address swimming, ecology and arts and crafts with the preservation of the environment being the focal point. There will be no power boats or guns. Tom Somers, engineer, with Cowan and Cricenti presented the layout of the proposal for the 300 plus or minus acre parcel on Brimstone Corner Road. He explained that 180 acres of the parcel is remote and the plan is for it to remain that way. They plan to use the earth materials on site. This will be a seasonal camp with year round use and the activities will not center on the lake. They will maintain the existing cabin on the lake and will move the main dining hall to another location. Barbara Chalmers continued with the presentation stating that initially the plan is for 150 girls, with 11 units housing 24 girls and 6 - 8 staff. They will use the existing dining hall as a program center. The boat house will be renovated and there will be a year-round ranger on site. The plan is to use flush toilets and composting toilets. Tom Somers stated that they are just beginning the State DES permitting process, i.e. wetlands and site specific permits. There is a plan to use the services of the Army Reserve and the National Guard for site work. The Council will be starting a capital campaign in the spring. There was discussion in regard to meeting set back requirements as they apply to wetlands. As the plan is laid out there is a need for a Special Exception or a Variance, in every event they will keep the Board informed. It was established that the individual families will be transporting the children to and from the camp and that the remodeled older residences will be the first in use. There will be three community wells but the septic situation has not been determined. They may work with the fire department to destroy some of the existing buildings. The plan is to have two dry hydrants at the lake for fire protection. Mike Oldershaw suggested that they look into acquiring an old pumper to have on site for fire protection. Somers said that he will be getting input from the Fire Chief. There is a plan to keep traffic flow away from the children. Nancy Frankel said that they plan to use local labor as much as possible and will be inviting local contractors to bid on construction plans. The Girl Scouts will also be having a "Name the Camp" contest.

Zoning Changes: The Chairman ran through the changes made after the Public Hearing December 29, 1993, i.e.:

1. To change the definition of Highways to correspond to the State's definition.
2. On advice of counsel the Recreation Facilities definition was simplified with the requirements outlined in Supplemental Regulations.
3. The Board deleted the change that addressed protection of the Contoocook and the North Branch of the Contoocook Rivers under RSA 483-B because of some strong opposition to same. The Board plans to investigate the requirements of the RSA and consider it for another year.
4. The addition of a provision for farm employee housing in both the Highway Business and the Rural Districts, by Special Exception.
5. In the matter of signs six square feet and under the Board voted to allow them without a permit as permitted in the old Ordinance.

On advice of counsel the Board agreed to delete the requirements outlined in Article VII, Section C.1., (raising animals for their pelt) as they apply to the distance from another Zoning District and any lot line and to allow the raising of animals for their pelt, as described, by Special Exception in the Rural Conservation District.

Marie Slugaski moved to repost the changes to the Zoning Ordinance and the Sign Ordinance as amended. Michael Oldershaw second. So moved unanimously. The second public hearing is scheduled for January 21, 1993 at 7:30 P.M.

Chairman Pratt informed the Board of a telephone call she received from Bruce Cuddihy in regard to the property at the corner of Pleasant Street now owned by the Monadnock Bank. The Chairman read the following statement:

On January 2, I received a telephone call from Bruce Cuddihy concerning the decision on lot #266, tax map #2, (at the corner of Main and Pleasant Street) the concerns were as follows:

1. An apartment is more a intensive use than a business.
2. The abutters were denied the right to oppose the change.
3. The abutters were never notified when the apartment was first established.
4. The lot is not large enough for three apartments.

In hindsight it might have been more accurate to say in our decision that the change was from a use which came under our jurisdiction to one that did not come under our jurisdiction. The third apartment had never been dismantled, but part of it had been used as a business.

Examination of the file on this lot showed that this dwelling had three apartments at the time of the court case in 1988 and was so noted by the court. This indicates that the three apartments had been created according to the rules in the old zoning ordinance or before its passage. The only requirement in that ordinance was for 400 square feet of living area; there was no lot size requirement. The abutters were not notified because the owners were not required to appear before either the Planning Board or the Zoning Board of Adjustment.

Mr. Cuddihy had not decided what action he would take on this matter.

There was some discussion of Mr. Cuddihy's concerns with a comment being made that parking is the concern of the police and if the building is owner occupied it will present a more desirable situation. It was agreed to send a copy of these minutes to Mr. Cuddihy so that he will be aware of the Board's position. There were no further comments from the Board.

David Cutter, Touchwood Square: A letter from David Cutter owner of the lot across from the Town Hall on Main Street where the Post Office is located, tax map 1A lot 643, requesting the relocation of the sidewalk. The Chair expressed the opinion that this was not a major change. Mr. Cutter states that he will not be constructing a building at any time in the immediate future which means that he will be unable to install a permanent sidewalk to the post office as approved on the site plan. There was discussion of the location of the proposed sidewalk and the method of defining it as a sidewalk and not a part of the road.

David Essex moved to approve the request of David Cutter, owner, Touchwood Square, tax map 1A lot 643, to relocate the sidewalk from the center of the property to the area adjacent to the road. The Board finds that this is a minor change to the site plan and a public hearing is not necessary. Second Marie Slugaski. The vote: Edwin Rowehl, yes; Marie Slugaski, yes; David Cutter, yes; Rod Zwirner, yes; Michael Oldershaw, yes. So moved unanimously.

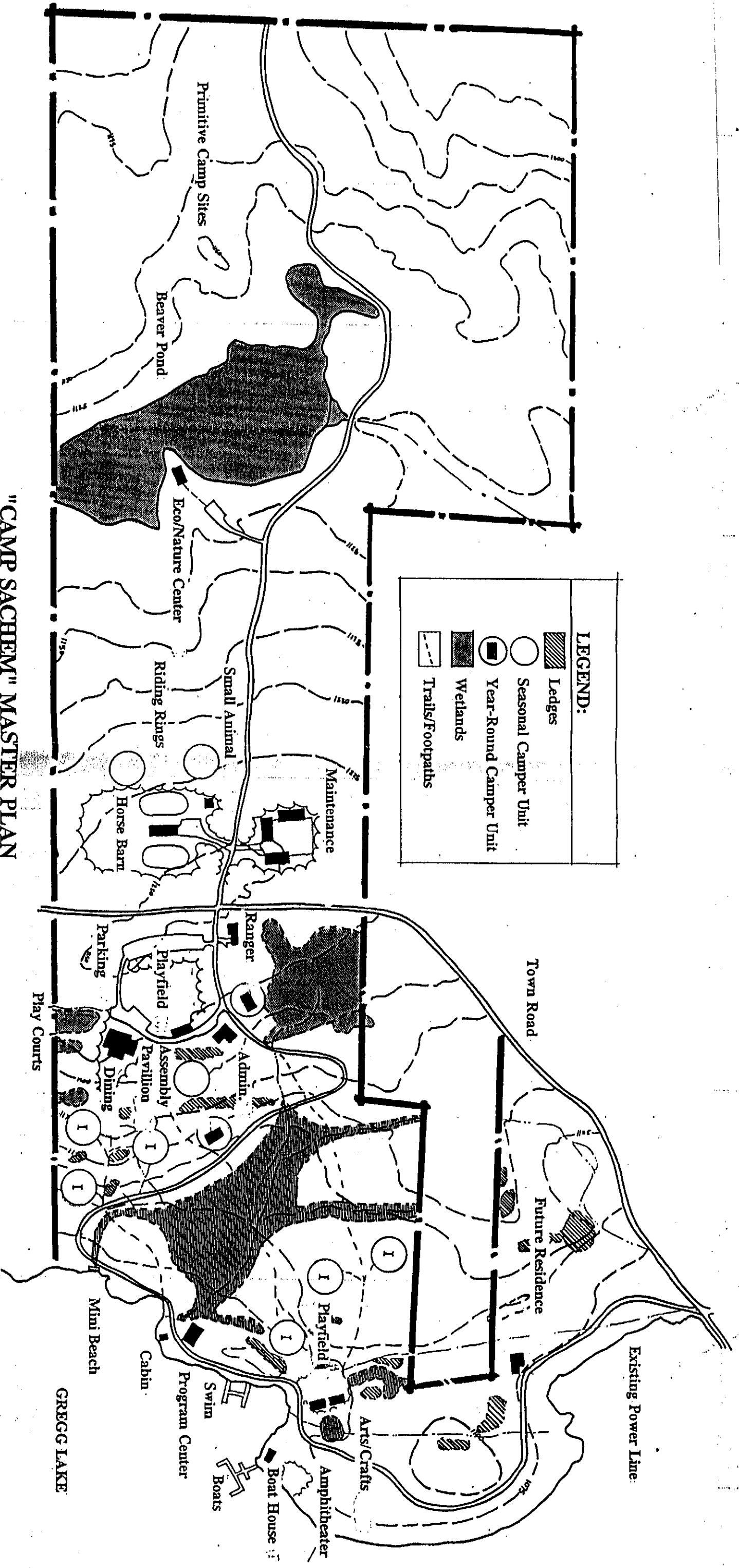
Minutes December 29, 1992: Michael Oldershaw moved to approve the minutes as presented. Rod Zwirner second. So moved unanimously.

Edwin Rowehl made the motion to adjourn. Rod Zwirner second. Meeting adjourned at 9:15 P.M.

Respectfully submitted,  
Barbara Elia, Secretary



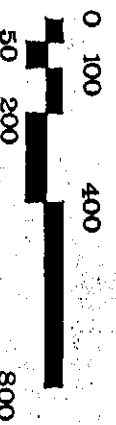
**Missy Long**  
 Asst. Director of Outdoor Education  
 Swift Water Girl Scout Council, Inc.  
 88 Harvey Road #4  
 Manchester, NH 03103-3307  
 (603) 627-4158  
 (800) 654-1270 (NH)



**LEGEND:**

	Ledges
	Seasonal Camper Unit
	Year-Round Camper Unit
	Wetlands
	Trails/Footpaths

**"CAMP SACHEM" MASTER PLAN  
 CONCEPTUAL SITE PLAN**



LAVALLÉE/BRENSINGER PROFESSIONAL ASSOCIATION  
 ARCHITECTS • INTERIOR DESIGNERS • PLANNERS  
 COSTELLO, LOMASNEY & de NAJOLI, INC.  
 CONSULTING ENGINEERS

EXHIBIT B

Touchwood Corp.  
P.O. Box 135  
Hancock, N.H. 03449

To Antrim Planning Board  
Antrim, N.H. 03440

Dear Planning Board Members,

Due to circumstances beyond my control and the state of the economy in general, I will not be putting up a building at Touchwood Square in the immediate future. This also means that I am unable to install a permanent sidewalk to the Post Office as per approved site plan. At this point in time I feel that it would be in the best interest of myself and the town to install a permanent sidewalk adjacent to the access road to the Post Office. I therefore ask that the Planning Board approve this site.

I have talked to the selectmen and the road agent and they agree that this location would be suitable as long as the sidewalk was clearly defined as separate from the road and constructed in a manner to facilitate snow removal.

If you approve this location, I would complete the permanent sidewalk in early spring, 1993. Final details would be worked out with the road agent.

Yours truly,

*David A. Cutter*

David A. Cutter, Pres.