

Minutes of the Antrim Planning Board Meeting May 6, 1993

Present: David Essex, Chairman; Judith Pratt; Edwin Rowehl; Thomas Davis, ex officio; Wayne De Koning; Michael Oldershaw. Alternate Rod Zwirner arrived late and sat for Marie Slugaski.

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

Stephen R. Schacht, subdivision of a 43.03 acre parcel into three lots, Tax Map #1C Lot #929 and the Annexation of Parcel A to Lot #903: Donald R. Mellen LLS presented the proposal which is to divide the property into Lot #1 5.82 acres Lot #3 35.21 acres and Parcel A of 2.00 acres for the purpose of annexation to Lot #2 of 2.01 acres which is now owned by Peter R. and Teri Lee Moore. Mellen explained that this property resulted from a subdivision approved by the Antrim Planning Board on August 11, 1988, Plan # 22447 HCRD. The Chair asked for testimony for the proposal. Stephen Schacht, owner spoke in favor of the proposal. The Chair asked for testimony against the proposal. There was no testimony against the proposal. The Chair raised the question of the proper notification of an abutter, Gregory Reinhert; his notice was returned as undeliverable due to an incorrect address. Mr. Reinhert was re-noticed and was present at the meeting. He waived the time requirement for notification and indicated that he did not oppose the proposal. Wayne DeKoning moved to accept the application of Stephen R. Schacht for the subdivision and annexation of a 43.03 acre parcel located on Route 31 in the rural District. (Tax Map 1C Lot 929) Second Tom Davis. So moved unanimously. Mike Oldershaw moved to approve the Application of Donald R. Mellen LLS for Stephen R. Schacht, Planning Board File #93002, for the subdivision and annexation of a 43.03 acre parcel (Tax Map 1C Lot 929) into three lots, Lot #1 5.82 acres, Lot #3 35.21 acres and Parcel A of 2.00 acres which is to be annexed to a lot now owned by Peter R. and Teri Lee Moore (Tax Map 1C Lot 903). Second Wayne DeKoning. So moved unanimously.

Tom Dowling, Continued Public Hearing to locate a Veterinary Clinic on Route 202 in the Highway Business District: Chairman David Essex reported that Dowling had notified him that he was not prepared and asked that the hearing be continued. Ed Rowehl moved to continue the Dowling public hearing until June 3, 1993 at 7:30 P.M. Tom Davis second. So moved unanimously. Ed Rowehl moved to cancel the meeting scheduled for May 20, 1993. The next regular meeting will be June 3 at 7:30 P.M. Second Judith Pratt. So moved unanimously.

Resignation Board Member Marie Slugaski: Chairman Essex read the resignation of Marie Slugaski and the Board accepted it with regret. The need to fill the position was discussed.

Master Plan: The Chair discussed the topics that should be considered for the completion of the Master Plan.

Deadline - Chairman Essex suggested that the Board could set Town Meeting 1994 as the time to have the plan ready.

Resources Map

Water Management - It was noted that Peter Beblowski has been working on this but the State has adopted new rules and the plan has to comply.

Statement of Objectives - It was agreed that this should be written by the Board with public input.

Land Use Analysis - SWRPC has provided some maps which can be taken into consideration.

Population and Housing - There was discussion of the value of the studies done by SWRPC in relation to the 1990 census.

Capital Improvement Plan - This was adopted 9/20/90 and the need to keep it up to date was discussed.

Conservation

The Board discussed the need for a five year plan and the fact that the Town should make some determination as to the direction growth should take. The Chair interrupted discussion to meet with Richard Watterson.

Richard Watterson met with the Board to determine the requirements for a hot dog stand, which he would like to operate at his property on Route 202 in the Highway Business District. (Tax Map 1C Lot 715) Judith Pratt suggested that he would need permits from the State Department of Health. Watterson stated that this will be a window operation, there will be no seating and that this sort of business does not require restrooms. Watterson was told that he would need to apply for a Building Permit and a Change of Use. There was further discussion of septic requirements and the Chair referred Mr. Watterson to the requirements outlined on page 18 and 19 of the Subdivision and Site Plan Review Regulation. Mr. Watterson was given an application for a Change of Use.

Master Plan: Discussion of the Master Plan was reopened. The Chair referenced RSA 674:1,2,3, and 4, pages 182, 183, and 184 of the Planning and Land Use Regulation Handbook, which applies to Planning Board authority to create a Master Plan and the topics that should be addressed in this Plan. He also referenced RSA 4:C, page 12 of the Planning and Land Use Regulation Handbook, which addresses water resources and their protection. Mike Oldershaw suggested that a form letter be sent to all committees referencing their particular expertise to get their input for the Plan. Oldershaw also suggested that the Sewer and Water should be planning for growth by setting money aside for such an eventuality. The need for a more specific Capital Improvement

Plan was noted. There was discussion of public involvement and the methods of accomplishing this. The following suggestions were put forth:

Limerick - Use this medium for public information
Girl Scouts
Public hearings early in the discussions
Hot topic approach - traveling meetings involving Gregg Lake Association, Chamber of Commerce, Lions, Monadnock Business Ventures, Girl Scouts, etc.

Rod Zwirner cautioned about social engineering and suggested that the Plan cannot be specific. There was further discussion of bridges and roads. It was noted that many bridges and roads are in a state of serious disrepair.

Minutes: Tom Davis moved to accept the minutes of April 15, 1993 as presented. Second Rod Zwirner. So moved unanimously.

Judith Pratt made the motion to adjourn. Second Wayne DeKoning. Meeting adjourned at 9:05 P.M.

Respectfully submitted,
Barbara Elia, Secretary