

Minutes of the Antrim Planning Board Meeting March 17, 1994

Present: David Essex, Judith Pratt, Michael Oldershaw, Wayne DeKoning, Edwin Rowehl, Tom Davis ex officio Alternate.

Chairman David Essex opened the meeting at 7:30 P.M. The first order of business being the election of a Chairman for the ensuing year. Michael Oldershaw made the motion to name Judith Pratt as Chairman of the Antrim Planning Board for the year 1994. Edwin Rowehl second. The vote: Michael Oldershaw, yes; Wayne DeKoning, yes; Edwin Rowehl, yes; David Essex, yes; Tom Davis, yes. So moved unanimously.

Bruce L. and Paula R. Ramsey: Concerning an Application for a Minor Site Plan Review. Public hearing scheduled for April 7, 1994 at 7:30 P.M.

Chairman Pratt asked if anyone wanted to attend the Planning Board Workshop held by the Office of State Planning all day Saturday April 16, 1994. She pointed out that the Board presently has two of a possible three Alternates and should be searching for another.

Correspondence: There were some notices of workshops and other brochures and an updated list of licensed land surveyors for the State of New Hampshire.

Artek represented by Stephen Lape: Mr. Lape is looking at the building owned by Daniel and David McDougal on Gregg Lake Road formerly owned by William MacCulloch (Tax Map #5 Lot 322) to locate his business, which is the fabrication of artifacts and museum reproductions. After some discussion, in which a Variance granted by the Antrim Zoning Board of Adjustment November 29, 1988 was referenced, the consensus of the Planning Board was that another hearing should be held if the nature of business and the number of employees is changed. Mike Oldershaw went on record as being for the proposal but stated that the need for a hearing before the Zoning Board of Adjustment is clear.

Swiftwater Council Girl Scouts of America represented by Missy Long, Barbara Chalmers and Tom Somers. Missy Long opened the presentation by remarking that the Girl Scouts are still trying to raise the money for the project which has been downsized from a nine million dollar to a two point three million dollar project. The scouts are using volunteers including the National Guard which is manufacturing Adirondack shelters off site at the Peterborough Armory. The scouts hope to have children on the site this summer.

Tom Somers an engineer who is presently employed by Costello LoMasney and deNapoli of Concord presented the revised Master Plan. The plan is to keep the existing boat house, the arts and crafts building, dining hall and the water front cabin. The plan is for the main entrance to be off the Town road. The interior

roads will be gravel and the plan is to center the camp away from the lake and to use areas formerly used by the Boy Scouts. There will be new wells and septic systems. Most areas will be ADA accessible. The original plan was for 220 campers every two weeks this has been down sized to 120 campers every two weeks. Proposed septic disposal systems will be over 100 feet from any wetland.

Barbara Chalmers present floor plans for the different facilities and stated that there will be plans to winterize the buildings.

Chairman Judith Pratt observed that the Board of Selectmen make all decisions concerning Town roads and suggested that the Swiftwater Council meet with the Selectmen. Selectman Tom Davis commented that the Selectmen are most anxious to talk about the bridge, roads and anticipated traffic entering the camp. Their major concern being safety. Missy Long stated that the scouts shared that concern. The campers will be coming by car on Sunday afternoon and will leave on Friday and the Camp will have to comply with all State requirements including those governing camps. Tom Somers commented that they are working on the permitting process and that they will call and set up a meeting with the Selectmen. Tom Davis reiterated the Selectmen's concern for the bridge and the road stating that the major concern was for the safety of all parties. Missy Long stated that the plan is to start construction this summer and invited all local contractors to take part in the bidding.

Film Works represented by Bill <sup>HEYDOLPH</sup> Adolph: Mr. <sup>HEYDOLPH</sup> Adolph met with the Board to discuss a business he plans to locate at Wayno's on Main Street (Tax Map 1A Lot 906). The business concerns the developing of film used in the publication of advertising brochures. The business uses a recovery device that pulls the metals (silver) out of the chemicals used in the process. Mr. <sup>HEYDOLPH</sup> Adolph was advised to contact the Antrim Water and Sewer Department so that they can review the materials that will be released into the sewer system. Mr. <sup>HEYDOLPH</sup> Adolph said that the process uses about 6 gallons a day and will employ about 7 people.

Minutes February 3, 1994: Mike Oldershaw moved to approve the minutes as presented. Tom Davis second. So moved unanimously.

Mike Oldershaw made the motion to adjourn. David Essex second. Meeting adjourned at 9:00 P.M.

Respectfully submitted,  
Barbara Elia, Secretary

NOTICE OF DECISION

BOARD OF ADJUSTMENT, TOWN OF ANTRIM, N.H.

Case #128

You are hereby notified that the request of William MacCulloch for a variance from the terms of Article VII, Section B, of the Zoning Ordinance has been granted.

The Board moved to allow a commercial woodworking shop and to sell hardwood lumber from property located on Gregg Lake Road in the Rural Zone given the following restrictions: 1) Maximum employment at the site will not exceed 6 employees. 2) Hours of operation will be 7:00 am-5:30 pm, 6 days per week (Mon - Sat.) 3) The business shall not produce excessive noise, vibration or electrical interference to adjacent or other properties. 4) The Board would like to make known that the variance being granted is for a woodworking shop and to sell hardwood lumber in the rural district. Any other non residential use of the property by the current owner or future owner will not be permitted without review by the Board.

The Board finds that the applicant has met the five conditions required for granting a variance.

The Board feels that this request has special characteristics, not limited to the building's original construction as a commercial structure and its inappropriateness as a residence; which makes this decision unique and it should in no way be viewed as a precedent.

Signed Mary Allen, Chairman

Board of Adjustment

November 29, 1988