

Minutes of the Antrim Planning Board Meeting June 16, 1994

Present: Chairman Judith Pratt, Michael Oldershaw; David Essex; David Boule' ex officio and Hugh Giffin

James Wilcoxon dba Procraft: Public Hearing Site Plan Review to operate a shop for the light manufacture of wood products in one of the Chicago Cutlery buildings in the Village Business District (Tax Map 1A Lot 511). James Wilcoxon presented his proposal which is for the light manufacture and assembly of wooden architectural millwork, custom cabinetry, custom wood furniture and wood toys. The plan is to employ from five to fifteen people and to recycle the waste wood by selling shavings for animal bedding and wood scrap for kindling. Most of the products will be sold unfinished but Wilcoxon provided the Board with material safety data sheets for materials used should the product be sold finished. Abutter Paul Mercier asked whether or not there would be more than one shift and expressed concern for the noise from a motor in the back of the building. Wilcoxon assured him that this would not be in use and for the time being he will only be operating one shift. Wilcoxon stated that an exhaust system will be in use at all times he will comply with OSHA and EPA Standards. Hugh Giffin reviewed the MSD sheets expressed the opinion that the questions on chemicals have been satisfactorily answered. The Fire Chief and Building Inspector have inspected the building. A comment was made about the ground water runoff at the rear of the building which can be corrected by regrading.

Mike Oldershaw moved to accept the application of James Wilcoxon dba Procraft Planning Board File #94004 to operate a light manufacturing wood working shop in one of the Chicago Cutlery buildings at Route 202 and High Street in the Village Business District Tax Map #1A Lot #511. Second Hugh Giffin. So moved unanimously.

David Essex moved to approve the application of James Wilcoxon dba Procraft Planning Board File #94004 to operate a light manufacturing wood working shop in one of the Chicago Cutlery buildings at Route 202 and High Street in the Village Business District Tax Map #1A Lot #511. Second Mike Oldershaw. The vote: David' Boule, yes; Hugh Giffin, yes; David Essex, yes; Mike Oldershaw, yes. So moved unanimously.

Charles & Rose Whitney and Ralph Whitney Subdivision of land to be Annexed to Virginia Alto etal: This is an action taken to correct an annexation of property done without the proper subdivision of the Whitney land. This action will correct improper advice given to the Applicant by a previous Board. In view of this fact the Board agreed to waive the Application fee, to charge the Applicant \$2.29 for registered mail and to charge for the cost of advertising to cover the actual outlay of cash by the Board. The Chair suggested that the Board make this a policy in matters of corrective action.

Swiftwater Council Girl Scouts of America: Public Hearing for the Site Plan Review for a 175 acre parcel located on Brimstone Corner Road in the Rural Conservation district Tax Map 2 & 5 Lot 1572. The Chair opened the hearing and established that this hearing will be on that section of the Development outlined on pages S4 and S5 of the plans prepared by Costello, Lomasney and deNapoli, Inc. dated May 24, 1994 and marked Summer of 1994 only; and that any consideration any other section of the proposal will be addressed at public hearing(s) to be held in the future. The construction to be considered includes:

2 Camper units which consist of 7 or 8 Adirondack Shelters to be constructed in the summer of 1994.

Gravel Access Road 10' wide to provide access for construction vehicles. This road to be utilized in the future as a four wheel drive access path to the camp.

Existing Building shown on sheet 5S to be renovated for an administration building and for future use as an arts and crafts building.

Building designated on sheet S4 to be constructed. This is referred to as a "Unit House".

Temporary trailer to be placed along the four wheel drive access path as shown on sheet S5. This will be used by the Superintendent during construction.

Because of the number of abutters present the Chair agreed to allow time for the Swiftwater Council to outline the full plan at the close of the Planning Board meeting.

Missy Long, Assistant Director of Outdoor Education introduced the representatives of the Swiftwater Council present for the hearing. Tom Somers, Engineer with Costello, Lomasney and deNapoli, Jim Farnham, Superintendent on Site; Brian C. Brisbane, Barbara Chalmers, Helene Wardman and Clifford Alecenow. Tom Somers presented the proposal. The Chair requested a copy of a letter held by Somers regarding septage disposal for the proposed temporary trailer. Somers testified that the unit building will be constructed, the building to be used as an administration building will be refurbished and the existing boat house will be cleaned up. Somers presented a letter from the DES to the effect that no permits are necessary for this work. The plan is to use porta toilets for the Summer of 1994 and the requirement of one toilet for every ten people was noted. The shower house will not be built during this phase. Somers stated that they have applied to the State for a temporary holding tank for the temporary trailer which will be a recreational unit. Somers stated that the intent is to work with the Town on any concerns raised by the Selectmen. Somers expressed his concern with the width and condition of the causeway. The volume of traffic was discussed with Somers suggesting that there are 300 to 350 trips a day over

this road. Missy Long established that the program this summer will consist of a two week program of older children and that there will be traffic two days a week. Access for emergencies was discussed. The dry hydrants will be placed this year. Selectman Tom Davis questioned the use of PVC for the dry hydrants and Somers assured him that he is willing to use any material requested by the Town. He will comply with anything required by the Town. The Arts and Crafts building is only being remodeled for safety's sake. Somers also assured the Board that the Scouts are willing to comply with any requirements of the Fire Chief. There was discussion of tree cutting this summer. Somers was advised to fill out an Intent to Cut Wood and submit it to the Selectmen. A Gregg Lake Resident Gene Woodworth asked about the traffic Saturday June 11. She was assured that the cement trucks were for a building being constructed on the Valeriani property not the Girl Scouts. The National Guard was working at the Girl Scouts that weekend. They brought in Adirondack shelters fabricated off site and worked cleaning up the site. An Adirondack structure was described as a three sided building with the front screened in. Abutter Mary Chagnon asked about the method of removing logs. This will be done over the road but according to regulation. Somers stated that the Scouts will be doing a traffic count for hearings to be held in the future. There will be no water connection at this time. The plan is to start the pavilion this fall and this phase of construction to be complete by June 30, 1995. The length of time for the recreation vehicle to be located on the lot was discussed. Selectman Tom Davis expressed concern about establishing a precedent if the requirement of six months is not enforced. Somers agreed that they will return in six months for an extension of the permit, December 31, 1994. The Chair presented a Development Agreement to be signed by the Town and the Girl Scouts if this Application is approved. Somers had a problem with the last sentence. Missy Long will take it to her Supervisor for final approval. It was agreed that the Scouts will work with the Town on the Bridge and that a traffic impact study will be done. The Chair closed the Public Hearing and the Board went into deliberations.

Hugh Giffin moved to accept the Application of Swiftwater Council Girl Scouts of America for Site Plan Review entitled Camp Chenoa on land of the Swiftwater Council, Inc. Tax Map #2 & #5 Lot #1571. This Acceptance applies specifically to pages S4 & S5 (marked Summer of 1994) of plans prepared by Costello, Lomasney and deNapoli, Inc. dated May 24, 1994. Second David Essex. So moved unanimously.

It was established that the Site Plan would be approved on the condition that the Development Agreement be signed. Mike Oldershaw asked that a condition that a dry hydrant be placed on site be included in the approval.

Hugh Giffin moved that the Antrim Planning Board approve the application of Swiftwater Council Girl Scouts of America for Site

Plan Review (Planning Board File #94005) entitled "Camp Chenoa" on land of Swift Water Girl Scout Council, Inc. Tax Maps 2 and 5, Lot 1571 Antrim, New Hampshire. This approval applies specifically to those items on pages S4 & S5 (marked Summer 1994) of plans prepared by Costello, Lomasney and deNapoli, Inc. dated May 24, 1994 and subject to the following conditions:

1. That the Development Agreement presented by the Antrim Planning Board at the June 16, 1994 Public Hearing be signed.

2. That a dry hydrant is installed.

Second David Essex. The vote: David Boule', yes; Hugh Giffin, yes; David Essex, yes; Mike Oldershaw, yes. So moved unanimously.

Minutes June 2, 1994: Mike Oldershaw moved to accept the minutes of the June 2, 1994 meeting as presented. David Boule' second. So moved unanimously.

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

Respectfully submitted,
Barbara Elia, Secretary

Tom Somers and Missy Long of the Girl Scouts then took this opportunity to present the complete plan to those present.

Public Hearing Summer 1994 Swiftwater Council Inc.

Peggy Sharby

Neil "

Donna Davis

Mary M. Chagnon

Roger E. Chagnon

Richard Cook

GENE WOODWORTH

Woody Woodworth

Betty Shaw

ROBERT A. HARFORD

JEAN M. HARFORD

Linda Hoffman

Helen M. Whittemore

Judith Stuart

John Stuart

Jim Fayham

Bill C. Olsrud

Missy Long

Tom Sommers

Barbara Chalmers

Helene Wardman

Clyde A. Leinow



Costello, Lomasney & de Napoli, Inc.

Consulting Engineers

540 Commercial Street

Manchester, NH 03101

(603) 668-8223 FAX (603) 668-8802

June 1, 1994

Town of Antrim
Conservation Commission
P.O. Box 248
Antrim, NH 03440

Attention: Judith Pratt

Re: Camp Chenoa
Antrim, NH
Our Reference No. 91-116

Dear Ms. Pratt:

In response to your phone call on June 1, 1994, the following items are proposed for the 1994 summer construction season. A graphical representation can be found on Sheets S4 and S5 of the CLD Engineering Plans dated May 24, 1994. The proposed 1994 construction items are highlighted in blue:

- 2 Camper Units will be constructed. This will consist of 7 or 8 Adirondack Shelters (please see architectural drawings previously submitted for details).
- Gravel Access Road as shown on Sheets S4 and S5 will be constructed from the proposed camper units to the existing roadway at approximate station 42 + 65. A proposed access road will be 10' wide and provide access for construction vehicles. The road will eventually be utilized as a four wheel drive access path for the camp.
- Existing building shown on Sheet S5 (highlighted in blue) will be renovated from an existing administration building to a future arts and crafts building (please refer to the architectural plans for details).


Ms. Judith Pratt
Our Reference No. 91-116
June 1, 1994
Page - 2

- Building highlighted on Sheet S4 and labeled as the "Pavilion" will be constructed. The architectural details refer to this as a unit house.
- Temporary trailer will be placed along the four wheel drive access path as shown on Drawing S5. This will be used by the Superintendent during construction.

This is the extent of what is proposed for the 1994 summer construction season. If you have any other questions or concerns, please feel free to call our office.

Very truly yours,

COSTELLO, LOMASNEY & deNAPOLI, INC.


Thomas J. Sommers, P.E.
Vice President

TJS:BM:mmg

Enclosures

cc: Missy Long

CLD