

Minutes of the Antrim Planning Board Meeting June 1, 1995

Present: Edwin Rowehl, Chairman; Judith Pratt; David Essex; Paula Kulpinski ex officio; Hugh Giffin; Kenneth Akins sitting for Wayne DeKoning and Barbara Elia, non voting Secretary.

Chairman Edwin Rowehl opened the meeting at 7:40 P.M. and introduced the Board as noted above.

Touchwood Corporation, David Cutter and Thomas Skinner

Principals: Concerning a public hearing for the subdivision of a 1.4 acre parcel into two lots a .61 acre lot and a .8 acre lot. Property is located on Post Road and Main Street, map 1A lot 642. Notice was published in the May 18, 1995 issue of the Peterborough Transcript and mailed to abutters, certified with return receipt. All receipts returned. There was no correspondence. David Cutter presented the proposal to subdivide the Post Office lot 1.4 acres into two lots. Cutter did not have a mylar which he testified was done by Duval. There were no abutters present and there was no testimony for or against the proposal. Cutter testified that the property had been the subject of a site plan review which made provisions for the placement of a 6000sf retail building on the front lot. The location of easements was discussed and it was suggested that any approval be made subject to all utility easements being noted on the plan. There was discussion relative to access to the front lot and it was established that it could be off Post Road. Hugh Giffin moved the acceptance of the application of Touchwood Corporation, David A. Cutter and Thomas Skinner for the subdivision of a 1.4 acre parcel located at Main Street and Post Road in the Village Business District, tax map #1A lot 643-1. Second Kenneth Akins. The vote: Judith Pratt, yes; David Essex, yes; Kenneth Akins, yes; Paula Kulpinski, yes and Edwin Rowehl, yes. So moved unanimously.

Hugh Giffin moved to approve the application of Touchwood Corporation, David A. Cutter and Thomas Skinner Planning Board File #95008, for the subdivision of a 1.4 acre parcel located at Main Street and Post Road, in the Village Business District, tax map #1A lot 643-1 into 2 lots. Subject to:

1. The inclusion of easements on the mylar plan submitted.
2. The signature of the Chairman on the mylar.

The vote: Judith Pratt, yes; David Essex, yes; Kenneth Akins, yes; Paula Kulpinski, yes; and Edwin Rowehl, yes. So moved unanimously.

Cutter said that he will get the mylar and two plans to the office for signature.

Dawn C. Calderara: Concerning a proposal for a Site Plan Review for a Home Occupation, a beauty shop, to be operated at her home at 24 Grove Street in the Residential District, tax map 1C

lot 366. Notice was published in the May 18 issue of the Peterborough Transcript and mailed to abutters by certified mail return receipt. All receipts returned. Dawn Calderara presented her proposal which is to use the center room of the lower level of her house for a beauty shop. It was established that the location is served by water and sewer and that parking will not be a problem. Stephen Schacht an abutter and representative of the Chamber of Commerce was present. There was no testimony for or against the proposal. Paula Kulpinski moved the acceptance of the application of Dawn C. Calderara for the Site Plan Review of a 0.46 acre parcel located at 24 Grove Street in the Residential District, tax map #1C lot #346. Second Kenneth Akins. The vote: Judith Pratt, yes; Kenneth Akins, yes; David Essex, yes; Hugh Giffin, yes; Paula Kulpinski, yes and Edwin Rowehl, yes. So moved unanimously.

Paul Kulpinski moved to approve the application of Dawn C. Calderara, Planning Board File #95010, for a Change of Use for a Beauty Shop at property located at 24 Grove Street, tax map #1C lot #366, in the Residential District. Subject to:

Approval of the Building Inspector.

The Chair will sign all necessary papers after inspection by the Building Inspector.

John R. Young presented by Dennis McKenney: Concerning an application for the subdivision of a 23.5 acre parcel located on Congreve Road in the Rural District, tax map #5 lot 247. Notice was published in the May 18 issue of the Peterborough Transcript and mailed to abutters certified mail return receipt. All receipts returned. There was no correspondence. Surveyor Dennis McKenney presented the proposal which is to subdivide the 23.5 acre parcel into one lot 3.7 acres and a lot of plus or minus 20 acres. There were no abutters present and no testimony for or against the proposal. David Essex moved to accept the application of Dennis D. McKenney for John R. Young for the subdivision of a 23.5 acre parcel located at 19 Congreve Road in the Rural District, tax map #5 lot #247. Kenneth Akins second. The vote: Judith Pratt, yes; David Essex, yes; Hugh Giffin, yes; Paula Kulpinski, abstain; Edwin Rowehl, yes. So moved by a majority vote of the Board.

David Essex moved to approve the application of Dennis D. McKenney for John R. Young, Planning Board File #95009, for the subdivision of a 23.5 acre parcel located at 19 Congreve Road in the Rural District, tax map #5 lot #247 into two lots #1 - 20 acres #2 - 3.7 acres. Judith Pratt second. The vote: Judith Pratt, yes; Kenneth Akins, yes; David Essex, yes; Paul Kulpinski, abstain; Edwin Rowehl, yes. So moved by a majority vote of the Board.

Chairman Edwin Rowehl signed the mylar and copies of same and informed Dennis McKenney that the Board requires that the Applicant/Surveyor record the mylar.

Minutes May 4, 1995: Judith Pratt moved to accept the minutes as presented. Kenneth Akins second. So moved unanimously.

#### Correspondence

SWRPC: Memorandum relative to 1990 Employment Estimates for Statewide Transportation Planning Study. Chairman Rowehl and Judith Pratt will work together on the question.

Updated list of licensed Soil Scientist in New Hampshire. To be filed.

U.S. Department of Agriculture: Communication referred to the Planning Board by the Conservation Commission and other misc. publications. No action taken.

Geo Insight - Mike Penney: Concerning telephone call relative to their plan for the clean-up of the Goodell Company property. The consensus of the Board was to send a letter to the effect that the Planning Board has reviewed the plan and no additional permits or approvals are necessary at the local level. And that it would be advantageous to the Town to do the clean up without further delay.

Joe Winsten dba New England Timber Realty: Mike Lambert met with the Board to discuss a subdivision that was heard as Planning Board File #89 - 20. The Public Hearing, held on Thursday December 14, 1989 to subdivide a 22.22 acre parcel located on Route 9 into 3 lots. The hearing was continued until January 11, 1990 at which time it was approved subject to the following contingencies:

1. The Planning Board shall be provided with the RSA relevant to septic setback requirements.
2. Curb cut approval from the State of New Hampshire.

The Plan has never been signed or recorded as no mylar has been submitted to the Board for signature. Lambert submitted a copy of the curb cut granted 12/28/89 and a copy of the septic location with a copy of the page that applies to septic distances from lot lines from the NH Code of Administrative Rules. The Board agreed that since all conditions have been met, Chairman Edwin Rowehl will sign the mylar when it is presented by Mr. Lambert. Lambert was informed that Antrim Planning Board requires that the applicant record the mylar.

Meeting June 16, 1995: After confirming that there is nothing on the agenda for this meeting Judith Pratt moved to cancel the

meeting scheduled for June 16 and to meet again on July 6, 1995.  
Hugh Giffin second. So moved unanimously.

Judith Pratt made the motion to adjourn. Hugh Giffin second.  
Meeting adjourned at 8:45 P.M.

Respectfully submitted,  
Barbara Elia, Secretary