

Minutes of the Antrim Planning Board Meeting April 20, 1995

Present: Edwin Rowehl, Chairman; Judith Pratt; David Essex; Hugh Giffin and Alternate Kenneth Akins sitting for Wayne DeKoning.

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

Cheshire Oil Co: Public Hearing for a Site Plan Review of property located at 1 Concord Street in the Village Business District (tax map 1A lot 202). The Applicant proposes to upgrade the parking area and landscaping, and to modernize the existing retail market area by adding 590 feet of floor space. Notice was published in the Peterborough Transcript and mailed to all abutters certified mail with return receipt. All receipts returned. Larry Moren presented the proposal to add 590 square feet of floor space to the existing store. This area to be used for a handicapped bath, a cooler and a utility room. There will be a new drive around the building and another entrance on the side. The parking area will be redefined with the parking areas clearly marked. The State Highway Department is considering the proposed curb cuts. The Applicant plans major renovations to the interior of the store but the outside will remain essentially the same with a ten foot addition to the rear of the store. Moren also stated that there will be new lighting in the store and plantings to the side and across the back of the property. The canopy over the gas pumps will remain in place. The Chair asked for comments for or against the proposal. There were none as there were no abutters present. Board member Hugh Giffin asked about protection for the propane tank and confirmed that the waste container will be in the rear. David Essex asked about the curb cuts and it was established that the Town has no control over these as this is on a State Highway. Hugh Giffin moved to accept the application of Cheshire Oil Co for the addition of 590 feet of floor space, to upgrade the parking area and landscaping and to modernize the existing building at 1 Concord Street (Antrim T-Bird tax map 1A lot 202) in the Village Business District. Judith Pratt second. The vote: David Essex, yes; Kenneth Akins, yes; Judith Pratt, yes; Hugh Giffin, yes. So moved unanimously. There was some further discussion of curb cuts which established that the Town has no control over these as they are located on a State Highway. David Essex moved the application of Cheshire Oil Co. dba T-Bird for a Site Plan Review for the addition of 590 feet of floor space, to upgrade the parking area and landscaping, and to modernize the existing retail market area on property located at 1 Concord Street in the Village Business District (Tax Map 1A Lot 202) subject to safety changes at propane tanks on the east side of the property. Kenneth Akins second. The vote: David Essex, yes; Kenneth Akins, yes; Judith Pratt, yes; Hugh Giffin, yes. So moved unanimously.

Swiftwater Girl Scout Council Development Agreement: It was established that the Board is waiting on the Letter of Credit

through the Bank of New Hampshire which will be provided as soon as possible. Secretary Barbara Elia reported that on 4/20/95 she talked to Larry Allard of the Bank of NH, the letter will be ready within the next couple of days.

Correspondence:

ZBA - Variances

Dennis and Christine O'Keefe to erect a house 35 feet from the highwater mark of Franklin Pierce Lake and 41 feet from the road right-of-way at Jackman Shores - Variance granted.

David S. Wilson to place a garage within the fifty foot setback on Hilton Avenue - Variance granted.

Copy of letter from Selectmen relative to an ongoing yard sale.

GeoInsight re: Goodell Company clean-up - Public Hearing scheduled for May 3, 1995 at 7:00 P.M. at Town Hall

Minutes April 6, 1995: Hugh Giffin moved to approve the minutes as submitted. Judith Pratt second. So moved unanimously.

There was some discussion of the need for alternates to the Board and the attendance of a certain Board member. No action taken.

Hugh Giffin moved to adjourn. Kenneth Akins second. Meeting adjourned at 8:30 P.M. next meeting will be May 4 at 7:30 P.M.

Respectfully submitted,  
Barbara Elia, Secretary