

Minutes of the Antrim Planning Board Meeting November 2, 1995

Present: Edwin Rowehl, Chairman; Paula Kulpinski ex officio; Michael Oldershaw; Alternate Kenneth Akins sitting for Judith Pratt.

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

Prospect Auto Sales, Mark Gelardi, Agent: Public Hearing concerning a Site Plan Review to permit an Auto Repair Garage and Used Car Lot on property located at 89 Concord Street in the Highway Business District (tax map 1C lot 715). Property now owned by Richard Watterson. Notice was published in the Peterborough Transcript October 19, 1995 and sent by certified mail to abutters and the owner of the property. All receipts returned. There was no correspondence. Mark Gelardi presented his proposal which is to run an auto repair garage and used car lot at this location. Gelardi testified that he would have between 30 and 40 cars for sale at any given time. The lot is level and in his opinion the requirements of the Americans with Disabilities Act would not apply. He testified that there will be no additional signage or lighting. His plan is to use a 6 yd dumpster for disposal of rubbish. Mike Oldershaw pointed out the need to leave adequate lanes open for safety and emergency vehicles. Gelardi indicated that he plans to chain the area in the evening. Mike Oldershaw moved to accept the Application of Prospect Auto Sales, Inc., Mark Gelardi Agent for the Site Plan Review/Change of Use to permit an Auto Repair Garage and Used Car lot on Property located at 89 Concord Street and owned by Richard Watterson in the Highway Business District Tax Map 5 Lot 1419. Kenneth Akins second. So moved unanimously. Hearing no further discussion Kenneth Akins moved to approve the Application of Prospect Auto Sales, Inc., Mark Gelardi, Agent for the Site Plan Review/Change of Use to permit an Auto Repair Garage and Used Car Lot on property located at 89 Concord Street, owned by Richard Watterson in the Highway Business District Tax Map 5 Lot 1419. Paula Kulpinski second. The vote: Kenneth Akins, yes; Paula Kulpinski, yes; Michael Oldershaw, yes; Edwin Rowehl, yes. So moved unanimously.

Mike Lambert: Concerning a subdivision for NE Timber Realty, Planning Board File # 89-20 conditionally approved 1/16/90 for which the mylar has not been signed. A mylar has been provided for signature which is different from the plans submitted. On 10/26/95 the Board sought advice from Board Attorney Silas Little, who expressed the opinion that: If the change on the mylar is substantial the Board should notice another public hearing. If the Board determines that the changes are insubstantial it could go on record (i.e. a duly acted upon motion) and follow through with the signature of the mylar. Mike Lambert provided the Board with a mylar and three copies of plan #1472 dated September 15, 1995 for the Chairman's signature per Board approval dated 1/16/90. After some discussion Mike

Oldershaw moved that the Board approve the amended plan #1472 dated 9/15/95 since the changes to the mylar appear to be corrections and are insubstantial. Kenneth Akins second. The vote: Kenneth Akins, yes; Paula Kulpinski, yes; Michael Oldershaw, yes; Edwin Rowehl, yes. So moved unanimously. The Chair signed the mylar and the plans.

Zoning Ordinance Reprint: The Board agreed to the expenditure of \$380.00 dollars for the reprint fifty copies of the Zoning Ordinance spiral bound.

1996 Budget: After reviewing the budget worksheet the Board agreed that, taking into consideration the slow real estate market and the increase of \$0.10 per capita of the SWRPC dues, they can work with a budget of \$4500 for year 1996. Unless there are questions it will not be necessary for the Chair to meet with the Selectmen.

SWRPC invitation to quarterly dinner meeting. The Board agreed to support the attendance of Chairman Rowehl and Representative Essex if they choose to attend.

Minutes October 5, 1995: Kenneth Akins moved to approve the minutes as submitted. Paula Kulpinski second. So moved unanimously.

Maharishi School of Vedic Science: Joan Braley met with the Board to discuss possible uses for the property. She asked about leasing the maintenance shed for cold storage. She also inquired about using a section of one of the dormitories, now used for office space, to store and distribute music and video tapes and printed educational materials for sale. Mike Oldershaw suggested that the Board consult with its attorney relative of the legality of such a use.

Meeting November 16, 1995: The Board agreed that this meeting will remain as scheduled giving the Chairman authority to cancel same if there is nothing on the agenda.

Mike Oldershaw made the motion to adjourn. Paula Kulpinski second. Meeting adjourned at 8:55 P.M.

Respectfully submitted,  
Barbara Elia, Secretary