

Minutes of the Antrim Planning Board Meeting February 20, 1997

Present: Edwin Rowehl, Chairman; Michael Oldershaw ex officio; Judith Pratt; Hugh Giffin and Alternate, Marion Noble sitting for Kenneth Akins.

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

Mr. Powers of Hancock met with the Board regarding the McDougal/MacCulloch property on Gregg Lake Road. He informed the Board that he and his wife are presently involved in the manufacture of ceramic tile at a location in the center of Hancock and they would like to move the operation to the Gregg Lake Road location. He stated that equipment used consists of a hydraulic press, 6-7 electric kilns and a gaff kiln. He stated that there would be no waste and no fumes. There are 7 part-time employees who work the hours of 4 full-time employees and they receive a trailer truck delivery of clay twice a month. The Chair read the existing Variance which limits the use to a woodworking shop and the sale of wood. (copy attached) Mike Oldershaw suggested that Mr. Powers apply to the ZBA for a Variance for the use proposed. Oldershaw also suggested that the Board talk to Counsel about the Variance.

John Pendris regarding property at 408 Keene Road (Route 9) which he owns with Donald Hardwick. Mr. Pendris presented a proposal to establish an outlet for the sale and storage of new and recycled parts, new and used equipment and operating supplies supporting the logging, construction, earth moving, farming and utility industries. The plans are for 2 employees possibly increasing to 6 in 5 years. This will not be a repair site, they will only be reconditioning equipment purchased or taken in trade. Hugh Giffin raised questions relative to safety regarding the furnace and the fuel tank. Mr. Pendris agreed to address the questions. Mike Oldershaw moved to accept the application as presented. Hugh Giffin second. So moved unanimously. Public Hearing scheduled March 20, 1997 at 7:30 P.M.

Correspondence:

OSP Spring Conference Saturday May 31 8:00 to 4:00 more to follow; Flood Insurance Workshop Registration Form; DES Sludge & Biosolids Discussion March 1, 1997. No action taken

Hillsborough County Conservation District re: discontinuance of the services of the soils scientist. Secretary will call and express the Board's disappointment and ask for a list of soils scientists.

Sim's Press bill for Printing \$35.00. OK to pay.

SWRPC - Transportation Improvement Plan Update. So noted.

Minutes February 6, 1997. Mike Oldershaw moved to accept the minutes as presented. Hugh Giffin second. So Moved unanimously.

Hugh Giffin made the motion to adjourn. Mike Oldershaw second. Meeting adjourned at 8:30 P.M.

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

*Bill in 12/01 to see if he needs bldg permit
2/2 ordinance XVDI. Shuen told him
he's OK & this would be filed w/his property
card.*