

Minutes of the Antrim Planning Board Meeting May 1, 1997

Present: Edwin Rowehl, Chairman; Kenneth Akins; David Essex; Marion Noble; Michael Oldershaw and Hugh Giffin. Alternate A. Fred Anderson was also present

The meeting was called to order at 7:30 P.M. Chairman Rowehl introduced the Board as noted above.

Franz & Linda Andlinger - Public Hearing for a Site Plan Review to operate a bakery on their property located on Clinton Road. Map 5 Lot 131. Chairman Rowehl verified the fact that notice was published in the Monadnock Ledger on April 17, 1997 and notices sent to the abutters all receipts were returned. He then read a letter from abutters Philip and Ann Dwight in favor of the proposal. This was made of the record. Franz Andlinger presented his case, he has a wood fired brick oven which he plans to use in baking bread. This bread will supply his store in Concord (Bread and Chocolate) and he plans sell some of the bread out of the Clinton Road location. He testified that there is space for five or six cars. He will be required to comply with the health rules for the State of New Hampshire. There was no testimony against the proposal. Chairman Rowehl noted that this property consists of two parcels across the street from each other although they are described in one deed, and questioned if it complied with the rules for a home based business. It was noted that the location has been used through the years as an antique shop, a bakery, an apartment and now Mr. Andlinger wishes to use it as a bakery again. Chairman Rowehl and David Essex had questions about the definition of a home based business as opposed to a retail store. The balance of the Board was of the opinion that this is not an issue. Hugh Giffin commented that the building in fact is used and has been used as an accessory building although taxed as a separate lot. This is due to the fact that the two lots are separated by Clinton Road (Route 31). Hugh Giffin moved to accept the application of Franz & Linda Andlinger for the Site Plan Review on tax map 5 lot 131. The applicant proposes to operate a bakery from this property on Clinton Road in the Rural District. Kenneth Akins second. The vote: Kenneth Akins, yes; David Essex, yes; Hugh Giffin, yes; Edwin Rowehl, yes; Mike Oldershaw, yes; Marion Noble, yes. So moved unanimously.

Marion Noble moved to approve the application of Franz & Linda Andlinger, Planning Board File #97004 SP tax map 5 lot 131 for a Site Plan Review to operate a bakery from his property on Clinton Road in the Rural District. Hugh Giffin second. The vote: Kenneth Akins, yes; David Essex, yes; Hugh Giffin, yes; Edwin Rowehl, yes; Mike Oldershaw, yes; Marion Noble, yes. So moved unanimously.

Nothing has been heard from the Contoocook Valley Telephone Company regarding their plans for the building on Summer Street.

Correspondence: Wetlands Permit - Gregg Lake Bridge; Barton Mayer, Town Attorney re: RSA 674:33-a Equitable Waiver of Dimensional Requirement of Zoning Ordinance; SWRPC: Toxic Waste Forum (Household and Small Business) May 9, 1997 8:30 - 4:00 East Hill Farm, Troy, N.H. and Miscellaneous Publications. No action taken.

Minutes February 20, 1997 - Mike Oldershaw moved to accept the minutes as presented. Hugh Giffin second. So moved unanimously.

Minutes April 3, 1997 - Kenneth Akins moved to accept the minutes as presented. David Essex second. So moved unanimously.

Mike Oldershaw moved to cancel the meeting scheduled for May 15, as there is nothing on the agenda. The next Antrim Planning Board meeting will be held June 5, 1997 at 7:30 P.M. Ken Akins second. So moved unanimously.

Mike Oldershaw commented on the need to update the Ordinance in regard to Definitions and to review the requirements for Home Occupations.

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

Respectfully submitted,
Barbara Elia, Secretary

Ann + Philip DWIGHT
1 Old Laurel Road
Antaun, NH 03440

May 1, 1997

Antaun Planning Board
Antaun, N.H.

Both Ann and I would like to be on record as fully in favor of Mr. Andlinger's request to establish a Retail/Wholesale Bakery on his property on Clenton Road.

It is our understanding that this property was used in this fashion not to long ago and we feel that small businesses of this kind should be encouraged.

Sincerely
Philip Dwight