

Minutes of the Antrim Planning Board Meeting December 5, 1996

Present: Edwin Rowehl, Chairman; Michael Oldershaw ex officio; Judith Pratt; Kenneth Akins; Hugh Giffin; David Essex and Alternates Marion Noble and A. Fred Anderson.

The Chair opened the meeting at 7:30 P.M. and introduced the Board.

Wayno Olson has asked the Board to determine the requirements for using the area formerly occupied by Filmworks as a laundromat. The only construction will be plumbing. The consensus of the Board was that it is a business use and the location has been occupied as a business, therefore, a Site Plan Review would not be required. Hugh Giffin raised some questions relative to the adequacy of the electric service and provisions for exhausting the dryers. The Board agreed that Hugh would investigate the matter and it would abide by his decision. (Over the weekend Hugh did inspect the premises with Wayno and reported to Chairman Ed Rowehl that these matters have been addressed. The only requirements will be a building permit and any permits required by the Water and Sewer Department. A letter was sent to Wayno signed by the Chairman informing him of this decision.)

Clarence & Alma Chandler - Concerning Public Hearing for a Site Plan Review to establish a Home Based Business doing small engine repair at his residence at 25 Highland Avenue. Public notice was printed in the Peterborough Transcript, posted at the Town Hall and mailed to abutters by certified mail with return receipt. All receipts returned. Clarence Chandler presented his proposal to do small engine repair and have a small sign over his garage. It was established that small engines are lawn-mowers, snowblowers, etc. and does not include snowmobiles or off highway vehicles. Abutter Andy Chapman expressed concerns for additional traffic and noise. Melissa Schermer of the same address expressed similar concerns. Hugh Giffin and Mike Oldershaw raised the question of safety, namely: Gas storage, proximity of the furnace, ceiling in the shop which will be located in the basement of the house. It was suggested that Mr. Chandler seal the work area with fireproof walls, install an air-vent and other safety measures that will be needed. It was suggested that he talk to the Fire Department and get their input. The public hearing was continued until the next meeting December 19, 1996 at 7:30 P.M., or until Mr. Chandler has an opportunity to make the necessary changes.

It was reported that Southern N.H. Services has been awarded a grant for the construction of a 38 unit elderly housing complex on property located on West Street and Hilton Avenue.

Budget 1997 - After some discussion, Hugh Giffin moved that the Antrim Planning Board request \$4,600.00 to do its business for 1997. David Essex second. So moved unanimously.

Chairman Rowehl will be working on the Annual Report due January 15, 1997

Candidates for Planning Board 1997 - The terms of Judith Pratt and David Essex expire in 1997. Judith Pratt will not run and David Essex will make a decision at a later date. Alternate Marion Noble indicated that she will be a candidate for the anticipated vacant position on the Board.

Correspondence included the 1996 statement from Board Attorney Silas Little, an updated Land Surveyors List, copy of the Application for a Groundwater Management Permit submitted to DES by Cheshire Oil Co, notice of a meeting in Stoddard Re: bridge on Route 9 over the North Branch River, copies of surveys for Linwood C. Grant & Richard F. Sherburne submitted by Donald Mellen, and miscellaneous publications. No action taken. The Chair read a letter from Bret Llongood and signed by himself and other property owners on Salmon Brook Road relative to the conditions created by logging and their concern about the possibility of a gravel pit being located in the area. Mike Oldershaw suggested that a copy be provided to the Selectmen with a request for response.

Minutes November 7, 1996 - Judith Pratt moved that the minutes be accepted with a correction made in reference to the name of a representative of Harbor Homes, Mary Alla to Mary Auer. Mike Oldershaw second. So moved unanimously.

Regulation - Land Application of Sludge: The need to work on this subject was noted with the suggestion that the Board do some work on the draft regulations.

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

Barbara Elia, Secretary

Minutes of the Antrim Planning Board Meeting November 7, 1996

Present: Edwin Rowehl, Chairman; Judith Pratt; David Essex and Michael Oldershaw ex officio.

Paul Kelleher of Harbor Homes along with Judy Phibo, Mary Alla and Janice King met with the Board to discuss the use of the Monadnock Workshop locations at 20 Grove Street and 7 North Main Street, as outlined in their letter of October 23, 1996. (Tax Map 1C Lots 39, 37 & 38 Grove Street and Hilton Avenue; and 1C Lot 149 North Main Street) Kelleher presented the proposal which is to use these properties for assisted living for low income (\$17000.00 annual) persons 62 or older or disabled. It was established that the properties were used similarly by Monadnock Worksource having been purchased in 1984 and opened in 1985. Because of lack of funds the homes closed late in 1993. Chairman Rowehl observed that the use had been interrupted. Mike Oldershaw asked about provisions for care. Kelliher testified that these would be active independent people basically able to lead their own lives. There will be one full time person on duty during the daytime hours and an on call emergency person at night. There are five bedrooms with a common kitchen and multiple baths. Each person would have their own bedroom (a couple would have two rooms). There are many common areas which give an opportunity for privacy, and at North Main Street there are six parking spaces which should provide ample parking. Mike Oldershaw moved: That the use proposed by Peter Kelliher representing Harbor Homes of 12 Amherst Street, Nashua, New Hampshire and outlined in their letter of October 23, 1996 is within the requirements of the Antrim Zoning Ordinance. Therefore, no further action need be taken. Second Judith Pratt. The vote: Judith Pratt, yes; David Essex, yes; Mike Oldershaw, yes and Ed Rowehl, yes. So moved unanimously.

Clarence & Alma Chandler - Application for Site Plan Review - small engine repair on Highland Avenue. Public hearing scheduled for December 5, 1996.

It was noted that Mike Oldershaw has taken a leave of absence from the Planning Board to serve as Selectman until the election in March 1997. In the interim he will be serving as the Selectmen's representative (ex officio) to the Board. As a result there will be an empty seat on the Board.

Regulation - Land Application of Sludge. Discussion will continue at the next meeting.

Correspondence:

Selectmen-Public Informational Meeting, Bridge Gregg Lake
11/18/96 7:00 P.M. So noted.

Dept of Transportation - Meeting Bridge Route 9, Twin
Bridges 11/13/96 7:00 P.M. So noted.

SWRPC-Dues for 1997 in the amount of \$2,609.00 - to be included in the 1997 budget.

Minutes October 17, 1996 - Judith Pratt moved to accept the minutes as presented. David Essex second. So moved unanimously.

Judith Pratt moved to cancel the meeting November 15, 1996 and schedule the next meeting for December 5, 1996 at 7:30 P.M. Mike Oldershaw second. So moved unanimously.

Judith Pratt made the motion to adjourn. Mike Oldershaw second. Meeting adjourned at 8:20 P.M.

Barbara Elia, Secretary

Harbor Homes, Inc.



Providing
Residential
and Support
Services
Since 1980

A Welcoming Light For People Suffering from Mental Illness or Homelessness

October 23, 1996



United Way

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Mr. Edwin Rowehl
Chairman, Planning Board
Town of Antrim
P. O. Box 517
Antrim, NH 03440

Dear Mr. Rowehl:

Please be advised that it is the intention of Harbor Homes, Inc. (HHI), or an affiliated corporation, to purchase two properties in Antrim.

HHI is a 16-year old nonprofit corporation which provides housing and support services to a wide range of individuals. The two properties under discussion (7 North Main Street and 20 Grove Street) are currently owned by Monadnock Worksource (MWS), and the potential use has been discussed with your Board of Selectmen.

Both of these properties were utilized by MWS and funded through the US Department of Housing and Urban Development (HUD) under the Section 202/8 Program. This program provides rent subsidies to very low income persons and limits occupancy to persons 62 years or older, or others with disabilities. It is our intent to purchase and operate these two properties in a manner consistent with the previous use, to focus on elderly persons, and to operate the properties in accordance with all applicable HUD regulations and any local regulations as they may apply. Each property has capacity for five (5) residents as originally utilized, and this is the same number of occupants we plan to house.

Please let me know if you have any questions. We would be happy to appear before your Board on November 7th at 7:30 p.m. if that is convenient.

Sincerely,

Peter Kelleher, CCSW
Executive Director