

Minutes of the Antrim Planning Board Meeting December 19, 1996

Present: Chairman Edwin Rowehl; Michael Oldershaw ex officio; Judith Pratt; Kenneth Akins; Hugh Giffin and David Essex. Also present were Alternate A. Fred Anderson and Secretary Barbara Elia.

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

Clarence Chandler - Site Plan Review Application. The secretary reported that on December 11, 1996 Mr. Chandler withdrew his application saying that he now has other commitments.

Ian Johnson re: Property owned by Primary Bank formerly the Antrim Reel Shop. Mr. Johnson met with the Board to discuss his proposed use of this property. He proposes to operate a small woodworking shop from this location. It was established that the property has been recently used for a similar use. Johnson plans to remove the tank located by the brook and to demolish the shed. He does not plan to have a loading dock. He also noted that the building has sprinklers and has been recently rewired. Johnson requested a letter from the Board certifying that the building could be used for light manufacturing. There was discussion relative to parking requirements. The consensus of the Board was that there is adequate area for the 2 to 6 employees proposed. The need for a Site Plan Review was also discussed. Hugh Giffin moved that the use proposed by Ian Johnson, as presented tonight, meets the requirements of the Antrim Zoning Ordinance. Mike Oldershaw second. David Essex made further comments on requirements for parking and loading. The Chair called for a vote. The motion carried. A letter to this effect, signed by Chairman Rowehl will be made available to Mr. Johnson after the holiday. Mr. Johnson made some further comments on water rights and the requirements for generating electricity.

Correspondence

OSP Newsletter - Article Re: Sludge Regulation - copies of which were distributed to Board members for their review.

Plan NH - Free Design Assistance for Special Projects - Mike Oldershaw suggested that this be made available to the Selectmen.

Minutes December 5, 1996 - Judith Pratt moved to accept the minutes as presented. Mike Oldershaw second. So moved.

Proposed Regulation for the Land Application of Sludge. The chair called the Board's attention to a package from Helene Shields of Alton, New Hampshire, which the Board agreed to disregard. The Chair suggested that the Board consider a regulation that would ban sludge from industrial sources.

This subject will be discussed at the next meeting January 2, 1997.

The Chair called the Board's attention to the new FCC law which prevents a town from excluding communications towers and suggested that the Board consider some form of regulation. He also suggested that the Board review the regulations for home occupations.

The meeting was adjourned and the next meeting scheduled for January 2, 1997 at 7:30 P.M.

Barbara Elia, Secretary

**Re: Purchase of Mill building on Water Street for Use as Woodworking  
Manufactory.**

**Buyer:** *Jan*  
IS Johnson or assignee  
PO Box 911  
Henniker, NH 03242  
Phone 428-4379

**Building Location:** Water Street, Antrim

**Proposed Use:** Woodworking Manufactory, manufacture of wooden parts, molding, custom pieces etc.

**Proposed Changes:** (1) Removal of unused 5000 gal heating oil tank  
(2) Tear down of crumbling rear shed  
(3) Creation of parking area at rear of building

**Questions:**

- (1) Is permit required to remove tank?
- (2) Is permit required to remove shed?
- (3) Is permit required to make rear parking?
- (4) Is proposed light manufacturing use acceptable?
- (5) Is use permit a written document from board allowing building to be used for light manufacturing.?
- (6) Will use permit be based on any required interior modifications or improvements to building to meet any town codes. No major modifications are planned.
- (7) Tax sheet lists zoning as "VB" instead of "HB"  
Can tax sheet be updated to show zoning as "HB"
- (8) What formal paperwork, in addition to that presented, is required from board to get use permit?

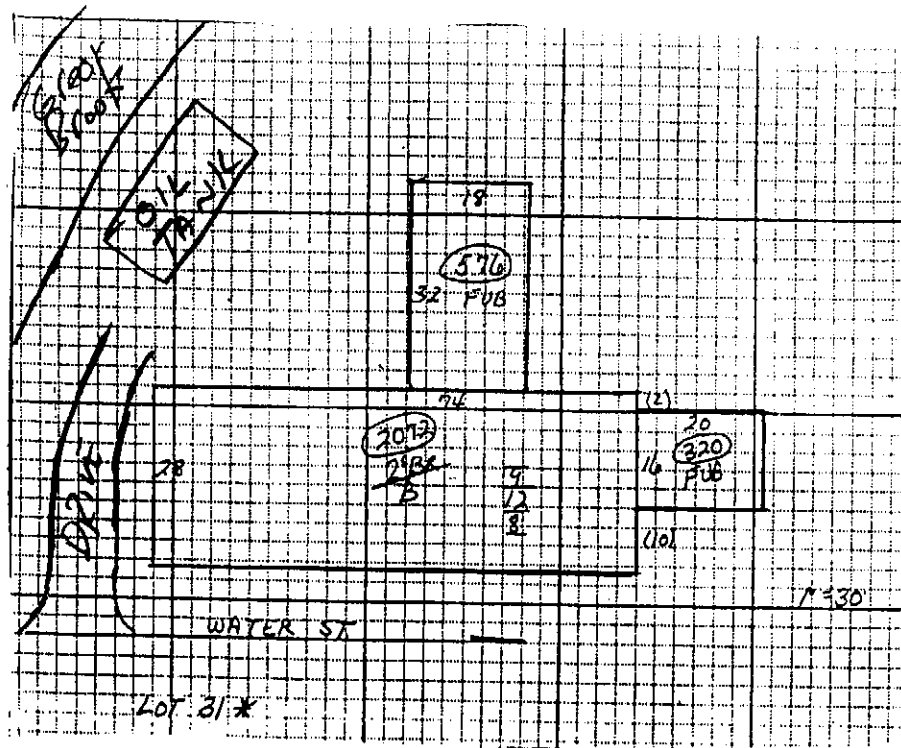
## PURCHASE AND SALES AGREEMENT

Agreement made between Primary Bank, a New Hampshire banking institution, of Main Street, Peterborough, New Hampshire 03458, Seller, and Ian Johnson, or assignee, of Maple Street, P.O. Box 911, Henniker, New Hampshire 03242, Buyer.

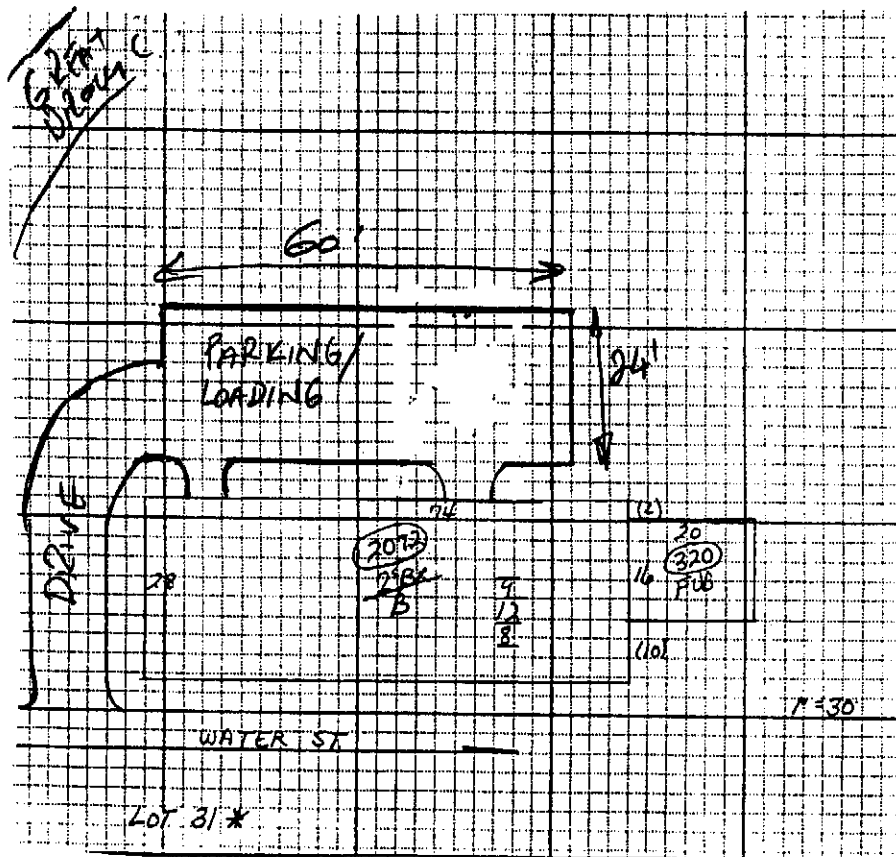
FOR THE MUTUAL CONSIDERATION HEREIN CONTAINED, Seller agrees to sell and Buyer agrees to purchase the below-described property on the following terms and conditions.

I. Description: Being two parcels of land with the improvements thereon in the Town of ANTRIM and County of HILLSBOROUGH, containing 1.1 acres and .4 acres, on Great Brook, Route 202 and Water Street, shown on the attached sketch. Also conveyed shall be any water rights that Seller may have related to the premises.

XI. Use of the Premises: Buyer is acquiring the premises for the purpose of establishing a woodworking manufactory. This agreement is conditional upon Buyer obtaining any use permits required by local, state and federal agencies which Buyer will make diligent efforts to obtain. This agreement shall be extended at Buyer's request from time to time, upon demonstration that Buyer is diligently pursuing said permits. If the permits have not been obtained by April 1, 1997, or if Buyer by that date has not waived right of rescission under this agreement, either party may terminate this 10 days written notice to the other party.



PRESENT

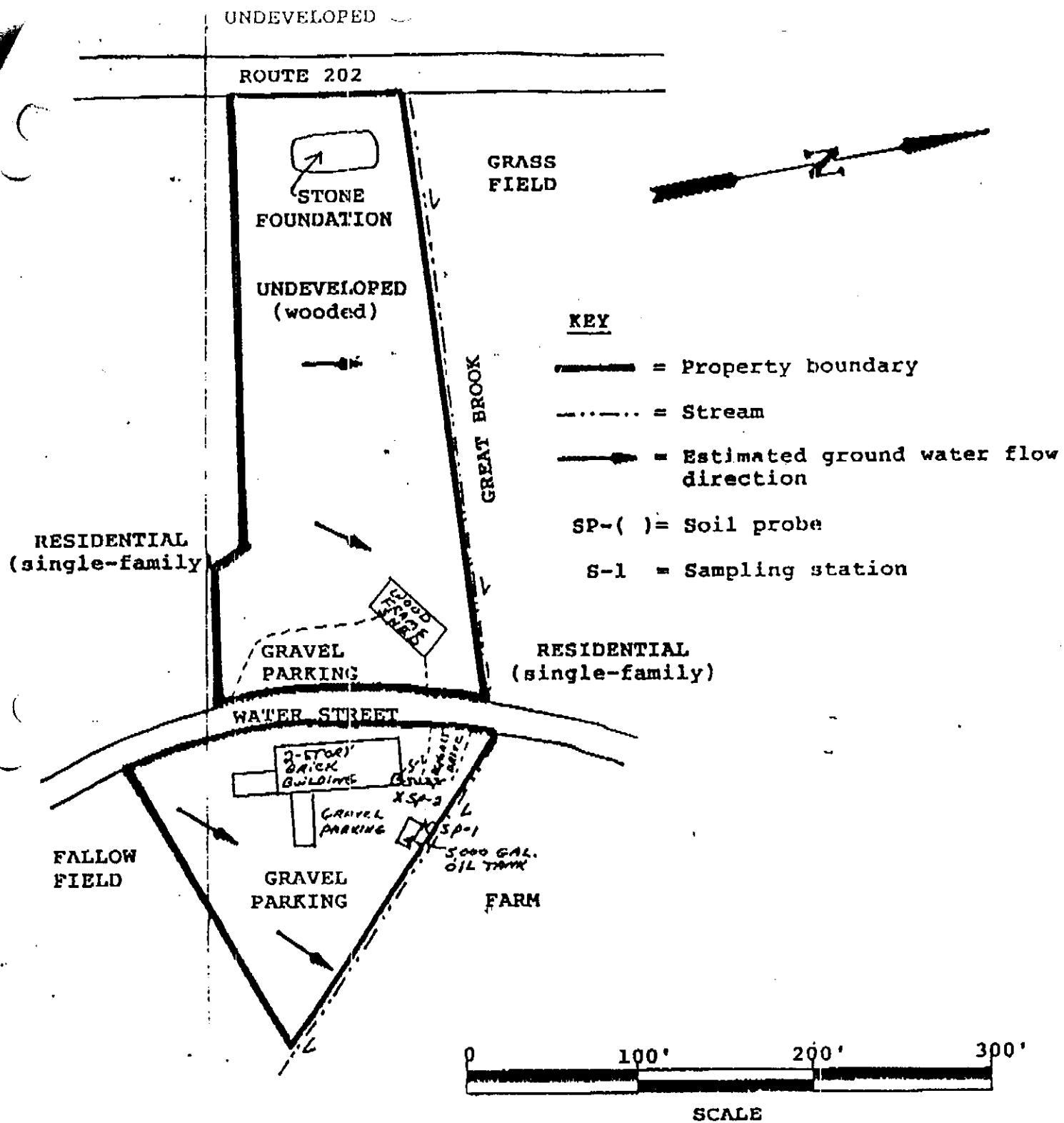


PROPOSED CHANGES

- ① REMOVE 5000 GAL TANK
- ② REMOVE REAR SHED
- ③ CREATE REAR PARKING & LOADING AREA.

ATTACHMENT # 1

PROPOSED



**Figure 2.** Plot plan for former Antrim Reel Co. site, Water Street, Antrim, New Hampshire showing sampling stations, estimated ground water flow direction and adjacent property land use. August, 1989.

GTS Environmental Technology, Inc.  
Hudson, New Hampshire 03051

ARTICLE V - HIGHWAY BUSINESS DISTRICT (HB)

A. Purpose

The Highway Business District is intended to foster the development of commercial and light manufacturing uses, public and semi-public uses and residential uses in the Route 202, Route 9 and the area just north of Route 9 in the vicinity of North Branch Village.

B. Permitted uses

1. Principal permitted uses:

- a. Single family dwellings
- b. Duplex dwellings
- c. Multi-family dwellings
- d. Public and private schools (all levels)
- e. Churches (see Article XIV Supplemental Regulations)
- f. Public utilities
- g. Home-based businesses (see Article XIV Supplemental Regulations)
- h. Retail businesses
- i. Convenience stores
- j. Restaurants
- k. Business and professional office
- l. Veterinary clinics
- m. Kennels, boarding and/or breeding
- n. Banks and financial institutions
- o. Personal services
- p. Hospitals and nursing homes
- q. Motels, hotels, motor inns, tourist homes and bed and breakfast
- r. Funeral homes