

Minutes of the Antrim Planning Board Meeting November 5, 1998.
Present: Chairman Rowehl; David Essex; Mike Oldershaw; Ken Akins;
Tim Seeger ex Officio. Alternate Spencer Garrett sitting in for
Marion Noble; Hugh Giffin joined the meeting at 7:40 p.m.

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

Chairman Rowehl read an application received from Michaela Ali-
Oglu for a Minor Site Plan Review / Change of Use for property
located at 49 Main Street tax map 1A, lot 199 in the Village
Business District. It was noted that public notification was
advertised in the Peterborough Transcript October 22, 1998 all
abutters were notified via certified mail all receipts returned.

Chairman Rowehl asked Ms. Ali-Oglu to present her case. Ms.
Ali-Oglu explained to the Board that her ex-husband had purchased
the home located at 49 Main St. about 10 years ago and at time of
purchase the home had the house and the barn, she stated that her
former husband had received approval for an additional apartment
as well as to construct a dance studio. She stated that the
dance studio already had one room and one bathroom although
according to the '93 tax assessment card it clearly stated that
at that time the building was a one family home with a dance
studio in the barn. Ms. Ali-Oglu stated that she had gone before
the Antrim Board of Adjustment and they granted her appeal with
the conditions that she put handrails on all the staircases in
all apartments along with smoke detectors and fire extinguishers
in each apartment. Ms. Ali-Oglu said that she has complied with
their request and her building was inspected by the Antrim Fire
Chief (letter from him in file) and he has found the multi-family
complex satisfactory to him. Mike Beauchamp (fire Chief) told
Ms. Ali-Oglu that she will need to keep a record on the smoke
detectors and will change the batteries every six months, and the
batteries will be tested every month. She stated that parking is
more than ample as it will accommodate more than 20 cars. Ms.
Ali-Oglu feels there are no changes except, change of use.
Chairman Rowehl wanted to make it clear that there is three
apartments which falls under Special Exception, Conversion
Apartments and with the BOA approval the maximum apartments is
three. Chairman Rowehl stated that the Building Inspector has
viewed the property and made his recommendations and that it
appeared that Ms. Ali-Oglu has met them and everything seemed to
be in order. Board Member Mike Oldershaw reminded Ms. Ali-Oglu
that she needs to be sure to keep up with the records as
requested by the Fire Chief. Mike Oldershaw made the motion to
add the letter from the Fire Chief to the application and as part
of the conditions set fourth by the BOA. Board Member Hugh
Giffin seems to think that the code requires rental units to have
smoke detectors wired into l10 supply. He also inquired if a
building permit was received. Ms. Ali-Oglu stated that no new

things were added and that there was no change in the plumbing or wiring only a wall was put up and a new floor laid down. Giffin also asked if the water and sewer department had been notified about the change in number of units? Ms. Ali-Oglu stated she had not informed the water and sewer department but stated that she would do so. Chairman Rowehl stated that this would also become part of the conditions. Giffin asked if the apartments meet the minimum requirements of 400 square feet? It was confirmed that it indeed did. Chairman Rowehl asked a motion. Mike Oldershaw made the motion to accept the completed application of Michaela Ali-Oglu for the change of use for property located at 49 Main Street tax map 1A, lot 199 located in the Village Business District. Second by Hugh Giffin. Roll call Tim Seeger, yes; Ken Akins, yes; Hugh Giffin, yes; Mike Oldershaw, yes; David Essex, yes; Spencer Garrett, yes; Edwin Rowehl, yes. So moved unanimously. Mike Oldershaw made the motion to approve with conditions the application of Michaela Ali-Oglu tax map 1A, lot 199 located in the Village Business District, with the following conditions:

1. The letter from the Fire Chief becomes part of application and a record must be kept.
2. Must check with the water and sewer department to see if meters are needed or a new rate would apply and be sure system is acceptable.

Second by Ken Akins. Roll call Tim Seeger, yes; Ken Akins, yes; Hugh Giffin, yes; Mike Oldershaw, yes; David Essex, yes; Spencer Garrett, yes; Ed Rowehl, yes. So moved unanimously.

Continuation of Frameworks, Inc.

Chairman Rowehl reminded everyone that this portion of the meeting was the continuation of October 22, 1998 public hearing regarding Frameworks, Inc for a Major Site Plan Review. Chairman Rowehl noted that at the previous meeting it was decided that the Board would like to have the Town's Engineer look over the plans provided by Hayner/Swanson to see if they appeared in order and if they may have any concerns or recommendations. On November 5, at approximately 3:00 p.m. a fax was received at the Antrim Town hall from Tom Somers / Heidi Marshall Engineers with Costello, Lomasney & DeNoapoli the Board took a few minutes so that each Member could read the information that was received. After review of said fax and some discussion the Board had waived some of the recommendations made by Mr. Somers and there were other issues that would become listed as " as built ". The Board did decide to list one item as " conditional " that item being:

*** A site Specific Permit should be acquired from the State of New Hampshire. At the November 5, 1998 meeting the Board had also requested comments and or recommendations from the Fire Chief, Water and Sewer Commissioners and the Selectmen. Chairman Rowehl read letters from the Antrim Fire Chief, the Water and Sewer Commissioners, and from the Antrim Selectmen all stating their approval. With all of the requirements met Board Member Mike Oldershaw made the motion to accept the completed application of Frameworks, Inc for the Major Site Plan Review for

property located on High Street tax map 1A, lot 170 located in the Village Business District. Ken Akins second. Roll call, Tim Seeger, yes; Ken Akins, yes; Hugh Giffin, yes; Mike Oldershaw, yes; Ed Rowehl, yes; David Essex, yes; Spencer Garrett, yes. Unanimously agreed. David Essex made the motion to move to accept the application of Frameworks, Inc for a Major Site Plan tax map 1A, lot 170 located in the Village Business District. With the following condition:

1. A site Specific Permit should be acquired from the State of New Hampshire.

Tim Seeger second. Roll call Tim Seeger, yes; Ken Akins, yes; Hugh Giffin, yes; Mike Oldershaw, yes; Ed Rowehl, yes; David Essex, yes; Spencer Garrett, yes. Unanimously agreed.

Chairman Rowehl advised the Board of a preliminary hearing regarding Eastern Repair Service for a proposed Change of use for property located at 34 Main Street tax map 1A, lot 162 located in the Village Business District. Mr. Neff approached the Board and explained that he would like to relocate his small electronics repair business to the Town of Antrim. Mr. Neff is proposing to have his primary residence on the first and second floors of said property and have his business on the third and fourth floors. Mr. Neff went on to explain that Eastern Repair Services provides technical telephone support and hardware repair of products produced by Northern Telecom, Network Support Systems Division formally located in Concord, and Northeast Electronics Division of Tau-tron located in Westford, Ma. Eastern Repair has two employees, Walter Neff and Dennis Johnson. After some discussion it was the consensus of the Board that Mr. Neff, through his realtor will contact the Antrim Fire Chief and Building Inspector and have said property inspected prior to the public hearing which is to be held on November 19, at 7:30 p.m.

The October 1, 1998 minutes were approved unanimously.

The October 22, 1998 minutes were approved unanimously.

There was a brief discussion regarding the budget. Board Member David Essex received a letter from John Vance regarding Economical Development requesting a fee of \$1200 for his services. There was some discussion to appropriate \$1200 into the budget. Further discussion will take place at the next meeting.

A letter has been sent to the Town Attorney Silas Little asking for a bill for the year 1998.

Chairman Rowehl read a letter received from Attorney Silas Little regarding a response to questions we had asked of him regarding The Society for the Protection of NH Forest. A call will be made to ask Paul Doscher to come to the next meeting November 19, 1998 at 8:00 p.m. to address said questions.

Tim Seeger made the board aware that he will not be able to attend the November 19, 1998 meeting.

Member David Essex made the motion to adjourn. Tim Seeger Second. Unanimously agreed.

Respectfully submitted,
Sherry Miller, clerk

10pm