

Minutes of the Antrim Planning Board Meeting February 4, 1999.

Present: Chairman Rowehl; David Essex; Mike Oldershaw; Hugh Giffin; Ken Akins; Tim Seeger ex Officio and Alternate Fred Anderson sitting in for Marion Noble.

Chairman Rowehl opened the meeting at 8:15 p.m. and introduced the Board as noted above.

Chairman Rowehl read an application received from The Nature Conservancy for a proposed subdivision of land located on Route 9 and Loveren Mill Road Tax Map 9, Lots 10, 11, 12, 15, 17 & 47 in the Rural Conservation and Highway Business Districts. It was noted that public notification was made in the Peterborough Transcript January 21, 1999 all abutters notified via certified mail, all receipts returned.

Steve Perron from The Nature Conservancy stated that The Nature Conservancy has purchased land from Stanley Olsen and Winslow Caughey has donated his land. They will be consolidating lots 10, 11, 12, 15, 17 & 47 and will then subdivide said lots into three parcels. Parcel A will consist of 340 acres and will remain with the Nature Conservancy, parcel B which is along Route 9 and Loveren Mill Road will consist of 210 acres and will be sold with conservation restrictions to Meadowsend Timberland and will provide a 50' easement to parcel A, which is a back lot. Parcel C which is along Route 9 will consist of 62 acres and will be sold to NH Fish and Game, they could possibly put in a gravel parking lot for people to access the water for fishing, ect. There is an existing road that is considered travelable which will be conveyed to Meadowsend Timberland seeing that they are the ones that will primarily use this road. Richard and Lorraine Carey Block live on Loveren Mill Road directly across from parcel B which will belong to Meadowsend. They have sent a letter and a handout (Historical Survey of the Loveren Mill area) their primary concern is with the preservation of the irreplaceable historic resources of this area. They are asking that the information they have provided in the handout be carefully considered within the forest management plan. Mr. Perron stated that any cutting would need to be approved by the forest management plan. Mr. Block said that in theory things sound ok although he would like to see a condition attached to their plans. Mike Oldershaw suggested that the letter and report that Mr. and Mrs. Block provided become apart of The Nature Conservancy's plan and entered into the minutes. The following is the letter that the Block's have sent:

To the Planning Board and ZBA,

The purchase of the Olsen property by the Nature Conservancy is a positive move toward the protection of one of the state's most valuable wetland areas. However, we have always maintained that the concept of Back Lot Zoning was inappropriate in an area like the Rural Conservation District and the subsequent reselling of a major portion of the property to Meadowsend Timberland Company appears to lessen the benefits of the purchase.

While we are most disappointed that The Nature Conservancy is selling the 210.7 acres of land that abuts Loveren Mill Road, we feel that this forest land could, however, be

sustainably managed by Meadowsend Timberland Company in a manner that would enhance the forest. A responsibly maintained working woodland is valuable not only for timber but it would also continue to provide a viable habitat for the bear, moose, deer, coyote, and wild turkeys that inhabit the area. This would also help protect the large wildlife corridor that includes Antrim's Rural Conservation District.

Our concerns lie primarily with the preservation of the irreplaceable historic resources of this area. First settled on the 18<sup>th</sup> century, the land west of Loveren Mill Road was once an important part of the functioning mill/farming community on the North Branch of the Contoocook River. Since it was never affected by modern development, many 18<sup>th</sup> and 19<sup>th</sup> century above ground and subsurface archaeological features remain today. These dwelling cellar holes, farm complex foundations, stone walls, dam structures, mill pilings and sluiceways are a direct link to the history and development of the town. We feel strongly that these resources should be preserved for the future and have prepared maps and an historical survey of the major sites. We would like this information to be carefully considered within the forest management plan.

With assurance that the historical significance of these sites can be respected, we would feel more comfortable with the subdivision and variance sought by The Nature Conservancy.

Sincerely,  
Loranne Carey Block  
Richard Block

Chairman Rowehl read a letter received from Mr. and Mrs. Schaefer 47 Loveren Mill Road stating their approval. Chairman Rowehl also read a letter received from the The State of NH Department of Transportation advising The Nature Conservancy that if a driveway off of Route 9 is proposed a permit would be needed.

Mike Oldershaw made the motion to accept the completed application of The Nature Conservancy for a minor subdivision for property located on Route 9 & Loveren Mill Road Tax Map 9, Lots 10, 11, 12, 15, 17 and 47 in the Rural Conservation and Highway Business Districts. Ken Akins second. Roll call Fred Anderson, yes; Tim Seeger, yes; Ken Akins, yes; Hugh Giffin, yes; Mike Oldershaw, yes; Ed Rowehl, yes; David Essex, yes. So moved unanimously. Hugh Giffin made the motion to approve the subdivision into lots A, B, & C as shown on The Nature Conservancy consolidation and subdivision plan dated January 28, 1999, on the condition that the following note be added to the plan: it is a condition of the subdivision approval that forestry activities on this land will give consideration to the letter and historical report submitted and prepared by Richard and Loranne Carey Block Loveren Mill Road Antrim, New Hampshire 03440 and entered into the minutes of the public hearing February 4, 1999. David Essex second. Roll call Fred Anderson, yes; Tim Seeger, yes; Ken Akins, yes; Hugh Giffin, yes; Mike Oldershaw, yes; Ed Rowehl, yes; David Essex, yes. So moved unanimously. Chairman Rowehl announced that G. Spencer Garrett and Thomas Mangieri will be running for the three year positions and Hillary Jollimore will run for the one year

position on the Planning Board. Mike Oldershaw suggested that Chairman Rowehl should contact Attorney Little and be sure that all is in order with regards to the resignation of Marion Noble.

Chairman Rowehl read a letter from the Board of Selectmen with regards to the 1999 budget. The Selectmen had requested changing the legal portion from the requested amount of \$1000.00 to \$250.00 and adding a "payroll" section for the services provided by the secretary. Mike Oldershaw would like to see the legal brought back up to the original amount of \$1000.00 and changing the payroll to 25% instead of the requested amount of 33%. A letter will be drafted and sent to the Board of Selectmen.

Rod Zwirner from the Conservation Commission stated that he is available and will be glad to help the Planning Board with the Master Plan.

Chairman Rowehl asked Mike Oldershaw if he would be available to help with the Economic Development portion of the Master Plan. Mike would like David Essex to call him when they are ready.

Hugh Giffin made the motion to approve the January 21, 1999 minutes as amended. Ken Akins second. Unanimously agreed.

David Essex is interested in attending the Southwest Region Planning Commission's quarterly dinner meeting to be held on Tuesday March 2, 1999 at Papagallos Restaurant in Swanzy, NH Chairman Rowehl is not available to attend anyone interested in attending should contact Sherry no later than February 22, 1999.

Ken Akins made the motion to adjourn. Fred Anderson second. Unanimously agreed.

Respectfully submitted,  
Sherry Miller

