

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

Present: David Essex, Acting Chairman; Mike Oldershaw; Ken Akins; Hugh Giffin and Tim Seeger Ex Officio.

Acting Chairman David Essex called the meeting to order at 7:30 P.M. Mike Oldershaw made a motion to appoint Hugh Giffin to act as Acting Chairman for the night. Tim Seeger second. Unanimously agreed.

Acting Chairman Giffin set forth a set of rules that were to be followed through the course of the evening. There will be a five minute maximum on speaking. Mr. and Mrs. Chadwick will speak first, then residents / abutters will speak after them, then anyone in favor or against the proposal. It was pointed out that Mrs. Grant is not a resident only an owner and would require permission from the Board to speak. The Board was not opposed to her speaking. Hugh Giffin stated that if the meeting gets out of order the person causing the disturbance will be asked to leave. Giffin advised everyone that the Conservation Commission is available for questions if they are needed. Mr. Chadwick explained that a few changes have been made to the plans that were handed out on February 27, 1999 (site inspection) because of a letter that was received from PSNH. A revised handout was submitted to the Planning Board Members. Abutter Shawn Hugron expressed concern to both the Town and the Chadwicks, stating that there is substantial water run off and inquired if Mr. Chadwick or the Town had any intentions of fixing the drainage or will it continue to run down hill, he also wants to know who is responsible, his cellar floods because of the run off. Hugh Giffin asked who owned the drainage swale which is parallel to Route 9. Tim Seeger stated that if the culvert goes across the road then it would be owned and maintained by the Town. Hugh Giffin suggested that it would be beneficial to both the Chadwicks and Hugron to work together to find out the status and ownership of the road. Mike Oldershaw suggested making a mutual agreement to assist each other. Mary knight asked what Mr. Chadwick was going to do with all of the mud and debris on his land? Mike Oldershaw stated that it's not a requirement to ask him to do anything with it, it is his land. Abutter, Michelle Reed expressed concern with toxic materials being stored on the property. Hugh Giffin stated that everything is toxic. Peter Beblowski a member of the Conservation Commission stated that everything that the Chadwicks do will be regulated by the Department of Agriculture. Hugh Giffin stated that the Department of Agriculture will let the Chadwicks know where and how to store their materials. Mrs. Grant owner of lot 29 inquired as to why a class 6 road is being blocked off? She also asked if Mr. Chadwick could show good business practice, she feels that his plans are continuously changing. She asked that if the proposal was approved that a step by step plan be provided and had also suggested that a traffic flow study be performed, she states that the road is currently only a car width wide. Mike Oldershaw informed her that the width of the road is not Mr. Chadwicks concern. Mrs. Grant asked exactly what the planning Board Members do? Hugh Giffin replied that the Planning Board enforces the Antrim Zoning Ordinance. Mrs. Grant stated that she would like to see some stipulations and she feels that things should be thought through. Hugh Giffin stated that the Board will take her concerns under advisement. Mrs. Grant also stated that she didn't feel that holding the site inspection while the ground is frozen was

sensible she believes that the Board can't get the true feel for the ground water. Hugh Giffin stated that a culvert goes across Route 9 and if the State of NH felt that there was too much water coming off of that lot they would increase the size of that culvert. Mrs. Grant stated that Mr. Chadwick put in a new culvert across what is believed the Town owned road, Hugh Giffin said that if it didn't cost the Town anything and it has helped then we should all thank Mr. Chadwick, he can divert the water off of his property so long as it does not cause problems to other property owners. Mrs. Grant questioned the completeness of the application / plans, David Essex stated that the level of detail and amount of detail that has been provided is sufficient. Mrs. Grant submitted to the Board some stipulations that she would like to see attached to the approval. The Board will take them under advisement. Mrs. Grant asked if Mr. Chadwick should be required to post a bond to repair any potential damages? Hugh Giffin stated that a bond is not required. Mrs. Grant asked the Board to make a conscious decision. Hugh Giffin stated that what the Chadwicks intend to do is considered to be the best use and it will be better than what it was. There was a question as to how we post and notice public hearings. Currently, and in the past all public notification has been done through either the Monadnock Ledger or the Peterborough Transcript and a notice is also posted at the Antrim Post Office and Town Hall. Sara Gorman stated that notification should be in the Messenger or the Villager as these are free papers. The Board will take that into consideration. Peter Beblowski read a letter from the Conservation Commission stating their approval. This letter is to be considered an official part of the file. Martha Brown asked how big the lot is, Hugh Giffin stated that it is believed to be around four acres. Hugh Giffin asked if there was anyone in favor, there was no reply, anyone opposed? Sara Gorman asked to speak on behalf of neighbors and rivers, she stated that she doesn't want to see the area destroyed. She also stated that she is not against the Chadwicks on a personal level, she just feels that everyone needs to take responsibility for themselves, greenhouses use chemicals, she's concerned that no hydrology tests have been done, she's concerned with her neighbors drinking contaminated water the water goes down hill and 75 feet away is their drinking water. She feels that abutters have been pushed aside and their issues are not being addressed. Hugh Giffin stated once again that all contaminants are regulated by a state agency, and shallow drinking water is the responsibility of the homeowner to test, not the Planning Board. David Essex noted that in the letter received from the Conservation Commission the month is incorrect, this has been corrected by hand. Sara Gorman stated that she was told that a decision had to be made within 30 days, and inquired as to why no minutes are available from the site inspection. Hugh Giffin stated that the Board has 90 days to make their decision and that there are no minutes from the site inspection that was not considered a meeting. Temple Bowen a Member of the Conservation Commission expressed concerns with the Chadwicks putting up a greenhouse, he strongly suggest making reasonable stipulations when it comes time for a building permit he suggest that a management plan be submitted and that it meets mitigating practice to minimize contamination of the North Branch River. Hugh Giffin read a letter received from PSNH this letter will become an official part of the file. Peter Beblowski said that if there are hazardous materials used a permanent barrier will need to be placed underneath or place heavy plastic under the greenhouse, if this was properly engineered it should be sufficient. Sara Gorman stated that to prevent contamination a concrete slab should be used. Mr. Chadwick expressed concern with

having a concrete slab because this would create a permanent structure. He stated that he would use the greenhouse immediately for storing his lawn care equipment. David Essex asked that in phase two of his plan would he add another greenhouse and would pesticides be used? Mr. Chadwick stated that they strongly believe in organic gardening practices so they would try to avoid using pesticides. Shawn Hugron stated that he had spoken with someone else in the flower / gardening field and was told that in order for plants to leave the shop they need to be sprayed with pesticides to prevent the spread of bugs. Mr. Chadwick explained that if in the future he uses pesticides he will obtain all required licenses. Hugh Giffin closed the meeting to the public for deliberation. The Board discussed the Hugrons concerns regarding testing the well, it was the consensus of the Board to suggest that the Hugrons perform a water test and have it on file with the state to be sure that there is no preexisting condition. It was suggested that the building inspector require certain conditions when installing greenhouses, Art Stenberg will be notified. The Board unanimously agreed to enter these finding into the minutes: the proposed is a permitted use in the Highway Business District and the current plan (Preliminary Draft, Phase 1) meets all setback and other requirements of the Antrim Zoning Ordinance and Subdivision Regulations, the storage of dry fertilizer and other landscaping materials, as proposed, meet Best Management Practice standards for groundwater protection set by the NH Department of Environmental Services. David Essex moved the acceptance of the application of Benjamin & Christina Chadwick for the Change of Use for property located at Brown Ave. Tax Map 8B, Lot 30 located in the Highway Business District. Ken Akins second. Unanimously agreed. David Essex moved to approve the application of Benjamin & Christina Chadwick Planning Board file # 99013 Tax Map 8B, Lot 30 located in the Highway Business District with the following condition:

Any changes to the current plan (Preliminary Draft, Phase 1) will require a separate and additional site plan approval from the Antrim Planning Board. Any structure that will be used for growing or storage of plants must have an impenetrable barrier.

Ken Akins second. Roll call Tim Seeger, yes; Ken Akins, yes; David Essex, yes; Hugh Giffin, yes; Mike Oldershaw, yes.

The Board met with Richard Winslow for a preliminary meeting regarding subdivision requirements, after a brief discussion it was the consensus of the Board for Mr. Winslow to submit a Minor Subdivision application.

The board reviewed an application received from Brian Beihl, MCE Catalog Ventures for a Change of Use. A public hearing will be held March 18, 1999.

The board reviewed an application from James Rymes for a Change of Use. A public hearing will be scheduled for April 1, 1999.

Mike Oldershaw made a motion to approve the minutes of the February 18, 1999 meeting. Spencer Garrett second. Unanimously agreed.

The Board Members thanked Mike Oldershaw and Ken Akins for their services on the Planning Board they will be missed.

Ken Akins made the motion to adjourn. David Essex second. Meeting adjourned 10:00 P.M.

Respectfully submitted,
Sherry Miller