

Minutes of the Antrim Planning Board Meeting March 18, 1999.

Present: David Essex, Acting Chairman; Hugh Giffin; Thomas Mangieri; Spencer Garrett and Denise Dargie Ex Officio.

Acting Chairman David Essex called the meeting to order at 7:30 p.m. and introduced the Board as noted above.

David Essex read an application received from MCE Catalog Ventures for a Minor Site Plan Review for property located at 42 Main Street Tax Map 1A, Lot 170 located in the Village Business District. It was noted that public notification was made in the Peterborough Transcript March 4, 1999 all abutters notified via certified mail receipts not returned from John Stuart, Chicago Cutlery and Leo & Priscilla McQuillan all other receipts were received. David Essex asked Mr. Beihl to present his proposal. Mr. Beihl explained that he intends to rent approximately 2,000 square feet of office space from Frameworks to house a small mail order catalog business. At the present time he is conducting business out of his residence and contracts the Customer Service and Fulfillment portion out to another business. Mr. Beihl stated that his business is about the size of a moderate retail store, and he has no plans to become real big. He explained that the office building has three floors and that the walls and roof are sound and that there is some leakage through the roof, but not in the area that he will be using, the new owners will be taking care of this. Mr. Beihl stated that his immediate plans are to house his Office, Customer Service and Warehouse in the lower section of the building, which has two rooms that are accessible from the South end of the building and is accessed by a standard door and an overhead door adjacent to the driveway on the South end. He also plans to offer a Pack and Ship Service which will include UPS and Federal Express, he explained that right now if someone wanted to ship via UPS or Federal Express they need to go to Hillsborough or Peterborough. Mr. Beihl stated that later on this year he would like to set up a Catalog Outlet for local people and tourists. Board Member Spencer Garrett asked if the parking would be on the South side, it was stated that there is parking for approximately ten cars on the South side, access would be from High Street there is also parking across the street for approximately forty cars. There was some discussion regarding the structure and it was determined that anything to do with the structure would be between the owner and the Building Inspector. Mr. Beihl explained that the arrangement with Frameworks is on a month to month basis, so there will be no walls or any permanent changes made by him, Mr. Beihl stated that he wants to be able to pick up and leave within three days if necessary. Mr. Beihl stated that he would like to have the retail portion in place by May, right now he is cleaning up and applying new paint. Acting Chairman Essex asked if there are any abutters against Mr. Beihl's proposal? Peter Beblowski spoke in favor of the proposal, on behalf of the Antrim Arts and Business Council. Walter Neff who is an abutter asked how many trucks would be going in and out, Mr. Beihl stated there would be two UPS trucks per day and Federal Express will be upgrading soon and they would also pick up twice a day, Mr. Beihl stated that a semi-tractor trailer unit making a delivery would be very rare. Mr. Neff stated that with Frameworks doing their construction the High Street bridge is taking a beating. Board Member, Hugh Giffin stated that the bridge does not directly effect Mr. Beihl. David

Essex noted that the bridge issue has come up before and that the Town is aware of the situation. Acting Chairman Essex read two letters, one from Paul and Leslie Belliveau stating their approval and one from the Antrim Fire Chief. Mr. Beihl stated that he will be putting in electrical service, but it will only effect his area. Hugh Giffin made a motion to move the acceptance of the application of MCE Catalog Ventures 42 Main Street Tax Map 1A, Lot 170. Denise Dargie second. Roll call Hugh Giffin, yes; Denise Dargie, yes; Tom Mangieri, yes; David Essex, yes; Spencer Garrett, yes. So moved unanimously. Board Member Tom Mangieri asked if Mr. Beihl would comply with whatever conditions that the Board and or Building Inspector sets? Mr. Beihl stated yes, but within financial reason. Hugh Giffin moved to approve the application of MCE Catalog Ventures Planning Board file # 99014 Tax Map 1A, Lot 170 located in the Village Business District. Denise Dargie second. Roll call Hugh Giffin, yes; Denise Dargie, yes; Tom Mangieri, yes; David Essex, yes; Spencer Garrett, yes. So moved unanimously.

There was a brief discussion regarding the intentions of Empire Pets to locate a pet store in the location formally rented by Penny Pinchers. The Board suggested that a letter be sent to the owners of Empire Pets stating that a Change of Use application and public hearing is required.

Board Member, Tom Mangieri asked if the minutes and reminders of the meetings could be e-mailed to him, the secretary will e-mail minutes and reminders to Board Members with addresses on file.

Hugh Giffin made a motion to approve the minutes of March 4, 1999, with addition. David Essex second. Unanimously agreed.

Hugh Giffin made the to adjourn. Tom Mangieri second. Unanimously agreed.

Respectfully submitted,
Sherry Miller