

Minutes of the Antrim Planning Board meeting April 15, 1999.

Present: Ed Rowehl, Chairman; David Essex; Spencer Garrett; Tom Mangieri and Denise Dargie ex Officio.

Chairman Rowehl stated that there is some controversy relative to the Site Plan Review scheduled for tonight and stated that he would like to say a few words before the hearing.

“ The Planning Boards duties and responsibilities include the orderly development of the Town, in accordance with the desires of the majority of our residents, and, to prevent undesirable and preventable hazards to the health and safety and general welfare of these residents. The Antrim Zoning Ordinance and Sub-Division Site Plan Review Regulations were designed to provide regulations and procedures for accomplishing these goals.

An approved Site Plan provides documentation of the fact that a given use meets the Zoning Regulations, and, does not present hazards to health & safety. It also provides an available source of information should the Town Administrators need to know the use of the premises. Some occasions when this information is needed are:

1. Some state agencies request verification of zoning compliance from the town before issuing licenses or permits.
2. In recent times, banks have been requesting information on the features (such as number of rooms, accessory structures, uses, ect.) of the premises, and, whether the premises meet zoning regulations.
3. Our Building Inspector needs verification of Planning Board approval in certain instances.
4. The Board of Selectmen need information to respond to requests for changes to assessed valuations.

For tonight's hearing there is an issue about whether a Site Plan Review is required. The Planning Board determined that there is a substantial difference between the proposed and previous uses that raise certain concerns that need to be addressed, and that a Site Plan Review is required.

Chairman Rowehl asked Mrs. Pelletier that after hearing this statement could she agree that a Site Plan Review is in fact required. Mrs. Pelletier stated that she is governed by the State and needs to comply with the State's rules and regulations. Chairman Rowehl stated that he understood that, but the difference between a Retail Store and Pet Shop is very different, there being living creatures in the same building that there is a restaurant and apartments, there are certain items that need to be addressed. Chairman Rowehl asked again for her agreement to the hearing. Mrs. Pelletier stated that there was once a hairdresser in this portion of the building, she asked if they had to go before the Board for approval. Chairman Rowehl stated that he was not sure if they did or did not. Chairman Rowehl asked if we could go forward with the hearing, Mrs. Pelletier agreed.

Chairman Rowehl read an application received from Empire Pets, Jane Pelletier for a Change of Use for property located at 46 Main Street Tax Map 1A, Lot 171 located in

the Village Business District. It was noted that public notification was made in the Peterborough Transcript April 1, 1999 all abutters notified via certified mail all receipts returned. Chairman Rowehl explained the procedure to be followed. The applicant will present their proposal, anyone in favor will speak, then anyone opposed, there will be a chance for rebuttal. The Board will then close the hearing for deliberations. Chairman Rowehl asked Mrs. Pelletier to present her proposal. Mrs. Pelletier stated that she will have 20 – 21 fish tanks, she will have 4 cages with birds either parrots or parakeets, 12 tanks with small animals, such as mice or rats. She stated that on occasion she would carry chinchillas or ferrets. Mrs. Pelletier stated that on April 5, 1999 she was inspected by the State, she stated that she is licensed and needs to do that every year. The Board received a copy of the State's inspection form and a copy of their license as well as copies of the rules and regulations. Mrs. Pelletier explained that all waste will be put into a metal drum and carted away from the shop twice a week. Chairman Rowehl asked if there would be open containers of pet food and asked if there was any chance that the pet food would attract rodents? Mrs. Pelletier stated that all food will be kept in wal-mart containers with lids. Chairman Rowehl asked about the ventilation and questioned the possibility of offensive aromas. Mrs. Pelletier stated that there would be no odor outside of the building and anything inside would be about the same that any pet owner would experience. Chairman Rowehl stated that there were apartments near by and asked about animal noises. Mrs. Pelletier stated that the tenants upstairs have birds' themselves and that she didn't have any howling creatures. Chairman Rowehl asked if there was anyone in favor? Louise Plunkett from Bennington stated that she has known Jane for 3 – 5 years and stated that this is the third Pet Shop they have had and they have always kept their stores extremely clean. Elsa Voelcker stated that she has been a resident of Antrim for 15 years and has known the Pelletiers for about that long. Ms. Voelcker stated that she has been a customer in all three towns and stated how Jane helped out the Antrim Elementary School with a rodent problem. She said that she never noticed any aroma and said that all the pets are well taken care of she stated that she said that she wanted to come tonight to support them. George Plunkett has known the applicant for 3 – 5 years and has been in all three stores, he stated that there are about 30 wild cats that live around the building, he just wanted it noted that they are wild and that they don't belong to Empire Pets. Mr. Plunkett believes the store would bring dignity the town, he stated that have completely remodeled the inside. Martha Isabelle has known Jane for seven years and had purchased a cat from Empire Pets she stated that her place is very clean and the worse thing she has ever seen is a cricket and that the animals are always kept in cages. Ed Pelletier stated that he takes care of the animals and stated that the store is well taken care of. Charlie Lincoln stated that this will be a wonderful thing to have in town and stated that children will be able to go inside a look at all the animals. Denise Dargie asked how often the state inspects? Ms. Pelletier stated that the state inspects no less than every six months unannounced. Tom Mangieri asked what the operating hours would be? Ms. Pelletier stated they will be open Monday through Saturday 10 – 5 and by chance on Sundays. Tom Mangieri inquired as to what happens to the waste that is put into the metal containers? Ms. Pelletier stated that a farmer from Greenfield takes the waste, which consist of pine shavings, corn cobb and animal waste. David Essex asked what the procedure is if an animal should die? Ms. Pelletier stated that she would remove the animal immediately and bring it back to her residence in Bennington. Chairman Rowehl

asked if there were any animals/creatures that would propose a hazard to Fire, Ambulance or Police personnel if they need to enter the premises? Ms. Pelletier stated that there is nothing poisonous seeing that most poisonous animals can't be sold in pet stores and any snakes such as Boas would be contained however, they do not plan to carry snakes. Spencer Garrett asked if because the Pelletiers stated that they would not have dogs or cats would this hearing preclude her from doing so in the future? Ms. Pelletier stated that in the sixteen years of business they have never had dogs or cats she doesn't believe in caging the animals. Chairman Rowehl asked Jim LaMothe, Antrim's Health and Welfare Director if he had any health concerns? Mr. LaMothe stated "no" because they are regulated by the state and the state inspects every six months.

David Essex made a motion to move the acceptance of the completed application of Empire Pets, Jane Pelletier 46 Main Street Tax map 1A, Lot 171. Tom Mangieri second. Roll call, Denise Dargie, yes; Tom Mangieri, yes; Ed Rowehl, yes; David Essex, yes; Spencer Garrett, yes. So moved unanimously. David Essex moved to approve the application of Empire Pets Planning Board file # 99017 Tax Map 1A, Lot 171 located in the Village Business District. Denise Dargie second. Roll call, Denise Dargie, yes; Tom Mangieri, yes; Ed Rowehl, yes; David Essex, yes; Spencer Garrett, yes. So moved unanimously.

Ben & Christina Chadwick spoke with the Board regarding some changes they would like to make on their Brown Ave. property. As part of their conditional approval any changes to said property needed to be reviewed by the Board. The Chadwicks propose to move a trailer unit from one location to another because where they had planned to put the trailer is full of ledge. Tom Mangieri asked what was going to be stored in this trailer? Mr. Chadwick stated that he plans to store his hand held lawn care equipment, grass clippings, chainsaws, fertilizer ect. Spencer Garrett asked if the trailer would be seen from the road? Mrs. Chadwick stated that approximately ¾ of the trailer will be visible, although they were lucky to get a plain trailer and they do plan to put lattice and plantings around it to make it more aesthetically pleasing. It is the consensus of the Board that this change on the plan is of such a minor nature that it does not require a Site Plan Review.

Spencer Garrett made a motion to re-appoint Fred Anderson as an alternate effective on the anniversary of his term. Denise Dargie second. Unanimously agreed.

David Essex made a motion to approve the April 1, 1999 minutes. Tom Mangieri second. Unanimously agreed.

Tom Mangieri made a motion to approve the March 18, 1999 minutes. Spencer Garrett second. Unanimously agreed.

A copy of the statement that was read at the beginning of tonight's meeting will be sent to all Board Members.

Tom Mangieri asked if more copies of the application could be made so Members could view at the same time as the Chairman. Sherry will send a copy of the application along with the notice of hearing.

David Essex let the Board know that the Plan NH application that was sent on behalf of the Planning Board and Arts & Business Council was accepted.

Tom Mangieri made the motion to adjourn. David Essex second. Unanimously agreed.

**Respectfully submitted,
Sherry Miller**