

Minutes of the Antrim Planning Board Meeting June 3, 1999.

Present: Ed Rowehl, Chairman; David Essex; Tom Mangieri; Hugh Giffin and Denise Dargie Ex Officio.

Chairman Rowehl called the Meeting to order at 7:30 p.m.

Art Stenberg, Building Inspector met with the Board regarding a request from Robert Thomas Tax Map 8D, Lot 49 Franklin Pierce Lake, Mr. Stenberg explained that Mr. Thomas is proposing to "square off" his deck which will put it closer to the high water mark than the Zoning Ordinance allows. Mr. Stenberg stated that the cottage was built with an odd shaped window for a better view of the lake and now Mr. Thomas wants to add onto the deck to square it off, he stated that the deck wouldn't be any closer than the closest point on the deck. Tom Mangieri asked if a Variance was required when the cottage was originally built or when the addition was put on in 1998? Mr. Stenberg stated no. Tom Mangieri asked when the Zoning Ordinance was adopted? Dave Essex believes the Ordinance was adopted in 1992. Mr. Mangieri then inquired, as to when the cottage was built, Mr. Stenberg believes it was built approximately 20 years ago. Hugh Giffin seemed to believe that this same situation has occurred before and it was determined that it would be acceptable, so long as it goes no further than it already extends. Dave Essex reads from page 67-Yard Requirements 3.b of the Antrim Zoning Ordinance. Hugh Giffin moved to in this instance accept the deck as proposed stating the deck shall not be any closer to the high water mark than the closest point of the building. Tom Mangieri second. Roll call Hugh Giffin, yes; Denise Dargie, yes; Tom Mangieri, no; Ed Rowehl, yes; Dave Essex, no.

Preliminary Review:

The Board met with Randy Bond, LB Management and Dennis McKenny regarding the proposed addition of cabins at Steels Pond Apartments Route 9 Tax Map 8C, Lot 42. Mr. Bond explained that he owns detached rental units located in the Highway Business District and that he would like to add more units. Mr. McKenny stated that Mr. Bond has an 8 acre parcel with frontage on Route 9 as well as River Road he believes that they fall well below the maximum 40 % lot coverage and he stated that they could meet all set back requirements. Hugh Giffin asked how many units there are. Mr. Bond stated that there is a total of 13 units 10 – 1 bedroom and 3 – 2 bedroom, Mr. Bond also stated that he just recently installed another septic system giving him a total of two septic systems on his 8 acre parcel. Hugh Giffin asked how many bedrooms per tank? Mr. Bond stated eight bedrooms per tank. There was some discussion regarding the fact that there can be one dwelling unit for each 90,000 square feet for property located in the Highway Business District. Dennis McKenny asked what the definition of a dwelling unit was? Chairman Rowehl read the definition of a dwelling unit as noted in the Antrim Zoning Ordinance. Mr. McKenny asked if this should be considered Multiple Dwelling units or Cluster Housing? Hugh Giffin stated that there really is not much difference between the two. Chairman Rowehl read from page 68 1.a, b.c.d, 2., 3.a, b. of the Antrim Zoning Ordinance. Hugh Giffin stated that going by the number of units Mr. Bond appears to be at the maximum use. Chairman Rowehl stated that state approval for septic most likely

could not be obtained due to the number of units already on the lot. It was noted that if any buildings were torn down they could not be rebuilt, they could only be rebuilt if fire or any other natural cause destroyed them. It was the consensus of the Board that unless Town Water and Sewer extended out to the area Mr. Bond would not be able to expand.

Tom Mangieri made a motion to approve the minutes of the May 6, 1999 meeting. David Essex second. Unanimously agreed.

Denise Dargie made a motion to cancel the June 17, 1999 meeting. Tom Mangieri second. Unanimously agreed.

David Essex handed out an agenda for the up coming events for PlanNH. Dave would like to see as many Board members as possible attend whereas the Planning Board is a sponsor.

Dave Essex and Ed Rowehl will be attending the Southwest Region Planning Commission's Annual Dinner Meeting to be held on June 15, 1999 at the Woodbound Inn.

Chairman Rowehl reminded everyone that a work session for the Master Plan would be held on June 24, 1999 at 7:00 p.m. at the Antrim Town Hall.

Hugh Giffin made the motion to adjourn. Dave Essex second. Unanimously agreed.