

Minutes of the Antrim Planning Board meeting August 5, 1999.

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

PRELIMINARY REVIEW:

The Board met with Don Knapton at his request to discuss subdividing property currently owned by Gino Rossi that is located on Franklin Pierce Lake in Antrim. Chairman Rowehl asked Mr. Knapton to present his proposal. Peter Mellen introduced himself as Mr. Knapton's surveyor for the property. Mr. Mellen stated that the property consist of 66 acres total, he stated that they would be dealing with the 43 acre lot. Mr. Mellen showed the Board two conceptual plans for cluster development. The first plan indicates the creation of 8 new building lots on the lake with a new road and 4 new building lots off of Franklin Pierce Lake Road. Mr. Mellen stated that the homes would be approximately 50X30. The second plan showed the creation of 10 new building lots on the lake. Mr. Knapton inquired as to what the term "back lots" was intended for, he stated that he would like to give the house and 20 acres a 50-foot back lot so that that owner would have access to the lake. Dave Essex felt that back lots were established for a property owner to sell off back acreage. Mr. Essex was not sure that this included giving access to the lake in this case. After hearing Mr. Mellen and Mr. Knapton's proposal it was the consensus of the Board that Mr. Knapton submit a formal application. Mr. Knapton stated that he will most likely go with the second plan and would submit an application immediately.

PUBLIC HEARING:

Chairman Rowehl read an application received from Smith B. and Lois Harriman for a subdivision of property located on the South side of Pleasant Street Tax Map 1A, Lot 62 located in the Rural District. It was noted that public notification was made in the Peterborough Transcript July 22, 1999 all abutters notified via certified mail all receipts returned. Chairman Rowehl explained the procedure to be followed. The applicant will present his or her proposal, anyone in favor will speak, then anyone opposed, and there will be a chance for rebuttal. The Board will then close the hearing to the public for deliberations. Chairman Rowehl asked Mr. Harriman to present his proposal. Robert C. Palmer, LLS introduced himself and stated he would be speaking on behalf of Mr. and Mrs. Harriman. Mr. Palmer stated that they would like to take 5.0 acres (off the south side of Pleasant Street) out of their 43 acres. Chairman Rowehl stated that since the parcel will consist of five acres or more a perk test and pre approval of septic is not required. The Board reviewed the subdivision plan. Chairman Rowehl asked if anyone was in favor of the proposal, there being no response, Chairman Rowehl asked if there was anyone opposed, there was no response. Dave Essex made a motion to move the acceptance of the completed application of Smith B. & Lois Harriman for subdivision of property located at 89 Old Hancock Road (South side of Pleasant Street) Tax Map 1A, Lot 62. Denise Dargie second. Roll call Denise Dargie, yes; Tom Mangieri, yes; Ed Rowehl, yes; Dave Essex, yes; Spencer Garrett, yes. So moved unanimously. Dave

Essex moved to approve the application of Smith B. & Lois Harriman Planning Board file #99019 Tax Map 1A, Lot 62 located in the Rural District. Spencer Garrett second. Roll call Denise Dargie, yes; Tom Mangieri, yes; Ed Rowehl, yes; Dave Essex, yes; Spencer Garrett. So moved unanimously.

Chairman Rowehl introduced the Board to Bob Bethel and stated that Mr. Bethel would like to join the Board as an alternate. Chairman Rowehl asked Mr. Bethel to tell the Board Members about himself. Mr. Bethel stated that he has been in the area for 20 years and that he lives on Goodell Road, he owns his own Heating and Air Conditioning Business. Mr. Bethel is the Asst. Chief of the Antrim Fire Station (Company 2) and is the Emergency Management Director. Tom Mangieri stated that he has known Mr. Bethel for about 3 years stating that he was his Chief when he was on the Fire Department. Mr. Mangieri stated that Mr. Bethel is intelligent, has integrity and he felt that he would be an asset to the Planning Board. Tom Mangieri made a motion to appoint Bob Bethel as an alternate. Dave Essex second. Unanimously agreed.

The Board reviewed the application received from Carol Karsten for a Change of Use / Home Occupation for property located on Mattheson Road.

Tom Mangieri made a motion to approve the minutes of July 1, 1999. Dave Essex second. Unanimously agreed.

The Board reviewed the latest run off regarding the budget. The Board also reviewed a letter received from the State of NH DOT regarding new driveways.

The Board discussed an upcoming law series being offered anyone interested in attending will let Sherry know no later than the next meeting (August 19, 1999).

The Board was made aware of Hugh Giffin's medical condition. Tom Mangieri made a motion to send a card. Dave Essex second. Unanimously agreed.

Tom Mangieri made a motion to adjourn. Dave Essex second. Unanimously agreed.

The next meeting will be August 19, 1999 at 7:30 P.M.

Respectfully submitted,
Sherry Miller