

Minutes of the Antrim Planning Board meeting September 16, 1999.

Present: Ed Rowehl, Chairman; Tom Mangieri; Spencer Garrett; Dave Essex and Hugh Giffin.

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

Chairman Rowehl read an application received from Scott Brand, Maharishi Vedic School for a Change of Use for property located at 78 Old North Branch Road Tax Map 8C, Lot 12 located in the Rural District. It was noted that public notification was made in the Peterborough Transcript September 2, 1999 all abutters notified via certified mail all receipts returned. Chairman Rowehl explained the procedure to be followed throughout the public hearing. The applicant will present his or her proposal; anyone in favor will speak, then anyone opposed, there will be a chance for rebuttal. The Board will then close the hearing to the public for deliberations.

Chairman Rowehl asked Mr. Brand to present his proposal. Mr. Brand showed the Board photos of the old farmhouse that is currently being used for classrooms. Chairman Rowehl noted that this building is known as building #12 (according to town property records) and appears to have a barn attached, Chairman Rowehl asked if the barn would also be used? Mr. Brand stated that they do have plans to dismantle the barn and at a later date they will remove the science building. Chairman Rowehl asked if this would be a single-family residence? Mr. Brand stated that it would be a residence for his family he stated that the house has four bedrooms. Charles Martin asked the Board to circulate the photos. Barbara Elia, an abutter to the property asked what the overall plan is, will it stay a school or will it ultimately become a residence, Ms. Elia stated that if it became a residence then it would become a taxable piece of property. Bruce French, an abutter asked if this is the only change? Chairman Rowehl stated that at this time yes. Mary French, an abutter reiterated Barbara Elia's question regarding taxes. Hugh Giffin stated that classrooms, administrative buildings and dormitories are considered apart of the school and therefore they are tax exempt, however, if a building were used for a private residence then it would be taxed as a residence. Chairman Rowehl stated that taxes are not under the jurisdiction of the Planning Board, the Selectmen's office would be responsible for any tax issues. Hugh Giffin asked about the size of the septic system. Scott Brand stated there is a 20,000-gallon tank already in place, all they have to do is run lines to provide service to the house. Tom Mangieri asked what Mr. Brand's position was at the school? Mr. Brand stated that he works in maintenance and that his wife does the cooking. Mr. Brand stated that a couple of partitions would be removed other than that the inside would stay the same. There being no further comment/input from the audience, the Board closed the meeting for deliberations. Tom Mangieri requested that a study be done to see what effect another building would have on the septic system. Dave Essex asked what the purpose of the building was on the original plan? Chairman Rowehl stated for the record that the house according to the property card, is 40' x 48'. Dave Essex made a motion to move the acceptance of the completed application of Maharishi Vedic School – Scott Brand, for a Change of Use for property located at 78

Old North Branch Rd. being identified as building #12, Tax Map 8C, Lot 12 located in the Rural District. Spencer Garrett second. Roll call Hugh Giffin, yes; Tom Mangieri, yes; Spencer Garrett, yes; Dave Essex, yes; Ed Rowehl, yes. So moved unanimously. There was some discussion as to what house number or name should be placed on this residence for emergency purposes. It was determined that the Selectmen's office provides house numbers. Tom Mangieri moved to approve the application of Maharishi Vedic School – Scott Brand Planning Board file #99021 Tax Map 8C, Lot 12 located in the Rural District for a Change of Use of the Southern Portion of Building #12, being an area of 40'x 48' from classrooms to residential use. Hugh Giffin second. Roll call Hugh Giffin, yes; Tom Mangieri, yes; Spencer Garrett, yes; Dave Essex, yes; Ed Rowehl, yes. So moved unanimously.

CONCEPTUAL CONSULTATION-

The Board met with a representative (Mr. Schrantz) from Cheshire Oil aka T-Bird concerning a request to extend the canopy at their store, which is located on Concord Street. It was the consensus of the Board that this particular case should be referred to the Zoning Board of Adjustment for a Variance.

The Board reviewed the letter that was sent to Attorney Hatfield.

The Board reviewed the preliminary budget it was the consensus of the Board to table this until the next meeting.

Hugh Giffin made a motion to approve the minutes of September 2, 1999. Tom Mangieri second. Unanimously agreed.

Chairman Rowehl reminded everyone of the next Master Plan work session to be held on September 23, 1999 at 7:00 p.m.

The Board requested to have Sherry send Hillary Jollimore a prepared letter of resignation for her signature.

Hugh Giffin made a motion to adjourn. Tom Mangieri second. Unanimously agreed.