

Minutes of the Antrim Planning Board meeting December 2, 1999.

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

PUBLIC HEARING:

Chairman Rowehl read an application received from David Thompson and Maria Isotti for a Change of Use for property located at 59 West Street, Tax Map 1C, Lot 9 in the Rural District. It was noted that public notification was made in the Peterborough Transcript November 18, 1999 all abutters notified via certified mail all receipts returned. Chairman Rowehl explained the procedure to be followed throughout the public hearing.

Chairman Rowehl asked the applicants to present their proposal. Ms. Isotti said that they are planning to operate a machine shop out of their garage. They plan to rebuild motorcycle engines and transmissions; they may build 1 or 2 motorcycles per year. Mr. Thompson explained that since an accident that happened in 1997 he his wheel chair bound. He explained that with his condition he could not foresee himself traveling each day to and from a place of work, he stated that having a shop right at his home is an ideal situation. He stated that operating this machine shop would be apart of his ongoing therapy, both physically and mentally. He spoke regarding increased traffic and he feels that there will not be anymore traffic created, they will occasionally receive deliveries of parts but for the most part they pick up and deliver any bikes that he has repaired. Chairman Rowehl reminded them about the need for permits to hang any signs. Chairman Rowehl read a letter of opposition received from Normand Laplante, Kenneth Cloutier and Robert Cloutier. Chairman Rowehl asked if there was anyone in favor, there being no response he asked for anyone opposed to speak. Mr. Thompson spoke regarding the negative letter received from Mr. Laplante and the Cloutiers, he stated that he has continuous plans to improve the property and he is very conscientious of how things are kept. Hugh Giffin asked how big the shop is. Mr. Thompson stated that it is about 30x25. Chairman Rowehl inquired as to what type of equipment he would be using and what type of noise it would create. Mr. Thompson stated that he uses a lathe, which doesn't create a lot of noise, he believes that it will probably not even be heard from his residence. He also uses impact tools but do to his condition a certain room temperature needs to be maintained, so he anticipates that the door will be closed at all times, he intends to have operating hours of 10am – 6pm Monday - Saturday. Denise Dargie assumed that oil would be used and if so what would they do with the waste? Mr. Thompson said that the waste would be put into a drum container and picked up and taken away by a Fondation Company for their use. Hugh Giffin stated that he also uses a lathe machine and uses approximately 1 pint per year. Mr. Thompson stated that he is not interested in performing tune-ups or doing brake jobs he's more interested in tuning up motors. Tom Mangieri stated that it doesn't really sound, to him anyway like a machine shop, it sounds more like a hobby. Denise Dargie made a motion to move the acceptance of the completed application of David Thompson & Maria Isotti for a Home Occupation for property located at 59 West Street Tax Map 1C, Lot 9 located in the Rural District. Tom Mangieri second. Roll call Bob Bethel, yes; Tom Mangieri, yes; Dave

Essex, yes; Denise Dargie, yes; Spencer Garrett, yes; Hugh Giffin, yes; Ed Rowehl, yes. Unanimously agreed. Dave Essex moved to approve the application of David Thompson & Maria Isotti Planning Board file #99022 Tax Map 1C, Lot 9 located in the Rural District for a Home Occupation. Denise Dargie second. Roll call Bob Bethel, yes; Tom Mangieri, yes; Dave Essex, yes; Denise Dargie, yes; Spencer Garrett, yes; Hugh Giffin, yes; Ed Rowehl, yes. So moved unanimously.

REVIEW MEMO FROM B.O.S.:

Chairman Rowehl read a letter received from the Board of Selectmen regarding their request for an amendment to the Zoning Ordinance. They are asking the Planning Board to consider eliminating self-storage units as a permitted use in the Village Business District. Spencer Garrett made a motion to have Dave Essex prepare an amendment for town meeting, to eliminate self-storage units in the Village Business District. A notice will be posted on Wednesday, December 8, 1999 and a public hearing will be held on January 6, 2000 at 7:30pm. Hugh Giffin second. Unanimously agreed.

PUBLIC HEARING:

Chairman Rowehl read an application received from Don Mellen for Norma Bryer for a Minor Subdivision of property located at 74 Old Hancock Road Tax Map 2, Lot 44 located in the Rural Conservation District. It was noted that public notification was made in the Peterborough Transcript November 18, 1999 all abutters notified via certified mail all receipts returned. Chairman Rowehl explained the procedure to be followed throughout the public hearing.

Chairman Rowehl asked Mr. Mellen to present his proposal. Mr. Mellen showed the Board the subdivision plan, which showed a total of 133.14 acres to be divided into two lots. Mrs. Bryer (owner of the property) will keep one lot of 14.14 and there will be one remaining lot of 119.0 acres. Mr. Mellen stated that all Zoning requirements are met, including setbacks. Chairman Rowehl inquired about a note on the plan stating "restricted building". Mr. Mellen stated that back when the Bryer's purchased the land from Smith Harriman he put a restriction on the land stating "no building" until he releases the restriction. Mr. Mellen stated that while performing the survey for Mrs. Bryer it was found out that she has been paying taxes on 179.0 acres, she actually owns 133.14, the extra 35 acres belongs to Smith Harriman. Chairman Rowehl asked if anyone was in favor, no response, anyone opposed, no response. Tom Mangieri asked what the zoning requirements in that district are? It was stated that there is a 90,000 square feet minimum for Rural and a 130,000 square feet minimum for Rural Conservation. Tom Mangieri made a motion to move the acceptance of the completed application of Don Mellen for Norma Bryer for a Minor Subdivision of property located at 74 Old Hancock Road Tax Map 2, Lot 44 located in the Rural Conservation District. Denise Dargie second. Roll call Bob Bethel, yes; Tom Mangieri, yes; Dave Essex, yes; Denise Dargie, yes; Spencer Garrett, yes; Hugh Giffin, yes; Ed Rowehl, yes. Tom Mangieri moved to approve the application of Don Mellen for Norman Bryer Planning Board file # 99023 Tax Map 2, Lot 44 located in the Rural Conservation District for a subdivision of 133.14

acre parcel into two lots of 14.14 and 119.0 acres. Bob Bethel second. Roll call Bob Bethel, yes; Tom Mangieri, yes; Dave Essex, yes; Denise Dargie, yes; Spencer Garrett, yes; Hugh Giffin, yes; Ed Rowehl, yes. So moved unanimously.

MASTER PLAN – HOMEWORK:

Chairman Rowehl inquired if anyone, other than Dave Essex has had a moment to look over the “homework” that Carol Olgilvie had given the Board at the last Master Plan work session. Board Members will attempt to get this done and sent out to Carol.

APPROVAL OF MINUTES:

Dave Essex made a motion to approve the minutes of October 7, 1999. Bob Bethel second. Unanimously agreed.

Spencer Garrett made a motion to approve the minutes of November 4, 1999. Tom Mangieri second. Unanimously agreed.

REVIEW APPLICATION / CONCEPTUAL CONSULTATION:

The Board met with Don Mellen, LLS and Donald Knapton to review the application that they are submitting for a Major Subdivision of land on Pierce Lake Road. The Board reviewed a proposed plan that showed approximately 66 acres being divided into 8 building lots. There was some discussion concerning wetlands, steep slopes, access for emergency vehicles, shoreline protection and the PSNH flowage line. There will be a public hearing regarding the proposed subdivision on January 6, 2000.

CANCELLATION OF DECEMBER 16, 1999

Hugh Giffin made a motion to cancel the December 16, 1999 meeting. Denise Dargie second. Unanimously agreed.

MEETING ADJOURNED:

Denise Dargie made a motion to adjourn. Hugh Giffin second. Unanimously agreed.

Respectfully submitted,
Sherry Miller