

MINUTES OF PLANNING BOARD MEETING

MARCH 2, 2000

Members present:

Hugh Giffin
Spencer Garret
David Essex
Tom Mangieri
Denise Dargie – Ex Officio
Fred Anderson – Alternate (Did not participate in the meeting)

Members absent:

Ed Rowehl, Chairman
Bob Bethel

Mr. Giffin as Acting Chairman called the meeting to order at 7:00 PM in the absence of Mr. Rowehl.

The application of Dennis D. McKenney for a Lot Line Adjustment for property owned by Steven S. Jones, Rural Tax Map 2, Lot #'s 55 & 64 was placed on the table. Mr. Giffin asked if any member had any questions regarding the soil conditions. No questions were raised. Mr. Giffin asked if any abutters wished to speak. Ms. Dionne, an abutter asked if there was any chance Mr. Jones could excavate on the land. Mr. Giffin replied that it would not be likely and that if Mr. Jones wished to do so he would have to apply to the Board for approval. A motion to accept the application was made by Ms. Dargie and seconded by Mr. Essex. There were four votes in favor of the motion. Mr. Mangieri abstained. The motion passed. Roll call: Mr. Mangieri, Abstained; Ms. Dargie, Yea; Mr. Garret, Yea; Mr. Essex, Yea; Mr. Giffin, Yea.

The application for Lot Merger for Jeffrey & Donna Merceron Map #7B Lots #'s 37 & 38 was placed before the board. Mr. Mangieri asked what the lot size was and if it was built on. A motion was made by Mr. Garret, seconded by Mr. Mangieri and unanimously passed by the Board. Roll call: Mr. Mangieri, Yea; Ms. Dargie, Yea; Mr. Garret, Yea; Mr. Essex, Yea; Mr. Giffin, Yea.

The minutes of the February 3, 2000 meeting were presented. A motion to approve the minutes was made by Mr. Essex, seconded by Ms. Dargie and unanimously passed by the Board. Roll call: Mr. Mangieri, Yea; Ms. Dargie, Yea; Mr. Garret, Yea; Mr. Essex, Yea; Mr. Giffin, Yea.

It was proposed to cancel the 3/16/00 meeting since the Annual Town Meeting was scheduled for the same evening. A motion to do so was made by Mr. Mangieri, seconded by Ms. Dargie and unanimously agreed.

Mr. Giffin read an announcement for a NHBA Spring Workshop. There was some discussion and Mr. Giffin stated that the Board would pay for any member who wished to attend.

Correspondence regarding a Land Use Board Basic Training Workshop sponsored by the Lakes Region Planning Commission on March 25, 2000 was distributed. Ms. Miller advised the Board members to turn in the registration forms if they planned to attend and she would submit them.

Dave Essex showed the Board a copy of the Plan NH Charrette Design. There were not sufficient copies to leave with the Board. Mr. Essex stated that the report would be presented at the Annual Town Meeting.

PUBLIC MEETING:

7:30 PM: Mr. Giffin stated that the continuation of the Knapton Subdivision would begin. Mr. Knapton asked permission to tape the meeting. Mr. Giffin said it would be ok as long as he provides a copy of the tape to the Board.

Ms. Dargie made a motion to accept the application, which was seconded by Mr. Garret and unanimously, approved by the Board. Roll call: Mr. Mangieri, Yea; Ms. Dargie, Yea; Mr. Garret, Yea; Mr. Essex, Yea; Mr. Giffin, Yea.

Mr. Giffin solicited comments from Mr. Mellen and Mr. Knapton. Mr. Mellen submitted updated maps and a letter from NHDES rejecting their plan for the subdivision. The letter stated that they would reconsider the application if the applicants would provide a D & F permit for 957 Sq. Ft. wetland impact area and a draft copy of 25' driveway easement benefits lots 1 & 3 and lots 7 & 8. Mr. Mellen supplied the Board with the requested items being submitted to NHDES.

Mr. Giffin asked if anyone wished to speak in support of the application. There were no respondents.

Mr. Giffin asked if anyone was in opposition to the application. Mr. Beblowski, representing the Antrim Conservation Commission presented the minutes of the Commission's February 29, 2000 meeting. The minutes stated that a motion for "The Conservation Commission supports an expedited wetland permit for the Knapton Subdivision" was unanimously opposed. Mr. Beblowski also stated that the Commission was concerned about the downward gradients from the septic systems to the wells. It was also concerned about the minimal lot dimensions of lot frontages and widths. The Commission would like further study before recommending approval of the subdivision application.

Mr. Giffin asked for comments from any of the abutters. Cynthia Crockett whose property abuts Mr. Knapton's property stated that the subdivision would double the number of homes on Pierce Lake Road from eight to sixteen which would have an impact on traffic. She also stated that Antrim was not a resort community.

Mr. Giffin closed the hearing and the Board went into deliberation at 7:55. Mr. Essex felt that the Board should not give final approval until a more formal reply was received from the Conservation Commission. Mr. Mangieri stated that they had tried to conduct a site review but the snow was too deep and there was not much that could be seen. Mr. Mangieri stated that the wetlands survey was conducted by State licensed personnel in August, 1999. He felt that perhaps the Board needed a second opinion.

Ms. Dargie stated that she was confused and she wanted to know what the hold up was for approving the application. Mr. Giffin stated that the Conservation Commission report raised concerns about septic drainage and minimal dimensions. He further stated that the application was for a subdivision only – not for development. He stated that actual development would determine the type of housing and the location of wells and septic systems. He felt that summer homes could be approved which could overload the septic systems. He felt the need for a second opinion.

Ms. Dargie asked what would be the proper procedure to follow. Mr. Giffin stated that he could not in good conscious approve the application for the subdivision. Mr. Garret stated that even if there were minimal dimensions but if they met specifications it was ok with him. It was also ok with him if the Board wanted to hire an expert. He felt that the Board would have control over future development.

Mr. Essex expressed concern with the gradient between the septic systems and the wells and was in favor of receiving more information, especially what the Conservation Commission would provide. Mr. Giffin noted that eight lots would generate an estimated eighty additional trips per day on Pierce Lake Road which would impact on Elm Avenue and/or Smith Road. Mr. Mangieri felt that eight lots may be too many for the reasons stated and suggested further study.

Mr. Essex asked what was needed at this point. Mr. Giffin responded that he was not sure and that he would like to talk to some knowledgeable people. Mr. Giffin was concerned about what impact there might be regarding the costs of services versus tax revenues, effect on the environment, and effect on town services. He felt that the Board should hire an engineer for a second opinion and wait for the final report from the Conservation Commission. Ms. Dargie asked what was needed to get going. Mr. Giffin said he would discuss it with knowledgeable people and find out. Mr. Essex suggested that perhaps more information could be obtained from the applicants.

Mr. Mellen stated that the Steep Slope Ordinance as well as the minimal dimension conformed to the Antrim zoning Ordinances. Mr. Knapton stated that future development would probably be four bedroom single family homes purchase by people from Connecticut and that they would be year round homes but probably not occupied year round.. Mr. Mellen stated that future development would be controlled by the Shoreline Protection Act. Mr. Essex asked about the location of the septic systems and the wells. Mr. Mellen replied that they could be changed when presented to the State. Mr. Essex asked if the State would look at the gradients. Mr. Mellen stated that the State considers seepage upward and ten feet from the septic system. The State would be looking for sufficient area for the septic system and a replacement system. The septic system and well location would be presented in more detail when the property is presented for development..

Mr. Mangieri asked that if State approval is given, what more does the Board need. Mr. Giffin responded that he was concerned about the actual cost to the town if large year round homes are built and he wanted a second opinion.

Mr. Mangieri asked Mr. Knapton if he was insistent on having eight lots. Mr. Knapton replied in the affirmative because they met all requirements.

Ms. Dargie stated that she still felt confused. Mr. Giffin stated that what was needed was the Planning Board approval. Mr. Mellen indicated that the two items requested by NHDES needed to be approved before the Board could give approval. Mr. Essex suggested that the Board could give a conditional approval. Mr. Giffin stated that he did not know enough to give a conditional approval. He restated his previous comments regard gradients, minimal and impact and his desire to have a second opinion. Mr. Essex said he would be in favor of having an engineer review the application but that he would not support a motion for an impact study. Mr. Mangieri felt that the Board should proceed in steps, that first they should get information from an expert and then they should vote.. Mr. Essex said that he would support a motion for a second opinion but only if it were put in a time frame. Mr. Mangieri questioned the need for a time frame.

There was some discussion regarding the type of engineer to be consulted. It was generally agreed that the engineer should have expertise in hydrogeology.

Mr. Essex questioned Mr. Giffin on why the need for an impact study. Mr. Giffin replied that he would just like to know. Mr. Essex asked who would conduct the impact study. Mr. Giffin stated that he would check with various Town Officials and Department Heads.

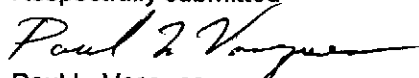
A motion was made by Mr. Essex to hire, at the expense of the applicant, a hydrogeological engineer or suitably qualified specialist to prepare a report prior to the April 6, 2000 meeting if possible. The motion was seconded by Ms. Dargie and unanimously approved by the Board. Roll call: Mr. Mangieri, Yea; Ms. Dargie, Yea; Mr. Garret, Yea; Mr. Essex, Yea; Mr. Giffin, Yea.

Mr. Essex made a motion to continue the Public hearing re: The Knapton Subdivision on April 6, 2000 at 7:30 PM. The motion was seconded by Mr. Garret and unanimously passed. Roll call: Mr. Mangieri, Yea; Ms. Dargie, Yea; Mr. Garret, Yea; Mr. Essex, Yea; Mr. Giffin, Yea.

Mr. Giffin asked if there was any other business. There was none.

Mr. Giffin asked for a motion to adjourn. A motion to adjourn was made by Ms. Dargie, second by Mr. Garret and unanimously passed. The meeting was adjourned at 9:53 PM.

Respectfully submitted



Paul L. Vasques
Secretary
Antrim Planning Board