

## **MINUTES OF PLANNING BOARD MEETING**

**July 11, 2000**

**Members Present:** Peter Beblowski  
Tom Mangieri  
Fred Anderson  
Eric Tenney  
Hugh Giffin  
Ed Rowehl

**Members Absent:** Denise Dargie  
Bob Bethel  
Spencer Garrett

Chairman Rowehl called the meeting to order at 7:00 PM.

Mr. Rowehl appointed Mr. Anderson as the alternate for Mr. Bethel.

A motion to approve the minutes of the May 4, 2000 meeting was made by Mr. Mangieri, seconded by Mr. Giffin and unanimously passed by voice vote.

A motion to tentatively approve the minutes of the June 1, 2000 meeting subject to approval by Mr. Bethel was made by Mr. Mangieri, seconded by Mr. Anderson and unanimously passed by voice vote.

A motion to approve the minutes of the June 27, 2000 meeting was made by Mr. Mangier, seconded by Mr. Giffin and unanimously passed by voice vote.

A motion to approve an invoice from SWRPC in the amount of \$13.20 for map reproduction for the Master Plan was made by Mr. Giffin, seconded by Mr. Mangieri and unanimously passed by voice vote.

The Secretary presented a draft of an informational mailing to the community of the proposed Wireless Communication Facilities ordinance. A motion to approve the mailing was made by Mr. Giffin, seconded by Mr. Anderson and unanimously passed by voice vote.

The Secretary advised the Board that the Town had notified the State to defer action on the application of Charlie's Small Engine Hospital for a Bonded Retail Vehicle license pending the applicants appearance before the Planning Board for a Change of Use under Article V Section B of the Zoning Ordinance.

The Secretary introduced (for informational purposes) a Dredge & Fill Application by the State of New Hampshire to upgrade a culvert on Route 31.

Mr. Mangieri made a motion to change the regularly scheduled meetings of the Planning Board to the second Tuesday of the month and if a second meeting is required, on the third Tuesday, leaving the fourth Tuesday for meetings on the Master Plan when required. Mr. Giffin seconded the motion which was unanimously approved on a voice vote.

At 7:30 PM Mr. Rowehl opened the Public Hearing on the application of Smith B. & Lois Harriman of 89 Old Hancock Road for a Major Subdivision of land Tax Map #1A, Lot #62 into four (4) lots. Types of dwellings proposed on the subdivision are single family homes. Mr. Rowehl asked Mr. Harriman for a brief presentation of his application. Mr. Harriman stated that he planned to sell the subdivided lots. Mr. Rowehl explained for the members of the public the definition of a Major Subdivision. Mr. Rowehl then asked if there were members of the public who wished to speak in favor of the application. Mr. Raymond Cote of 65 Pleasant Street said he had no problem with the subdivision and would be happy to have a couple of extra homes in the neighborhood. Ms. Pamela Cleary of 60 Pleasant Street stated that she felt the application was a reasonable request and she had no objection to the subdivision. Mr. Rowehl then asked if there were any objections to the proposed subdivision. The Secretary read a letter from Ms. Sophia Dadiotes stating her objection to the proposed subdivision "because it will block the view from the other homes on Bryers Lane". Mr. Rowehl then asked if there were other questions from members of the public. Ms. Elizabeth Cote asked if each lot would have its own driveway onto Pleasant Street. Mr. Giffin showed Ms. Cote on the map how there was a good line of sight onto Pleasant street from each lot and there should be no problem with traffic entering onto Pleasant Street. Mr. Beblowski asked if the Steep Slope Requirements had been met. After reviewing the maps with Mr. Plummer (Mr. Harriman's surveyor) and reviewing the ordinance it was determined that the Steep Slope Requirements were met. Mr. Mangieri asked for a clarification of a notation on the map indicating a wet area. Mr. Plummer explained that there is standing water during the rainy season and showed where there was a drain for runoff. He indicated that the area does hold water during the wet season. Mr. Mangieri asked if we need the evaluation of a hydrogeological engineer. Mr. Giffin stated that this would not be necessary as NHDES would have to grant approval and we could give conditional approval to the application. Mr. Rowehl closed the Public portion of the Hearing at 7:49 PM and the Board went into deliberation.

Following some discussion Mr. Giffin moved the acceptance of the application of Smith B. & Lois Harriman for a Major Subdivision on the south side of Pleasant Street Tax Map #1A, Lot #62 located in Rural District into four (4) lots. The motion was seconded by Mr. Mangieri. Roll call vote: Mr. Mangieri – aye; Mr. Anderson – aye; Mr. Tenney – aye; Mr. Giffin – aye; Mr. Rowehl – aye. The motion was carried.

Mr. Giffin then moved the conditional approval of the application of Smith B. & Lois Harriman Planning Board File #2000-003 PB for a Major Subdivision of property on the south side of Pleasant Street Tax Map #1A, Lot #62 located in Rural District into four (4) lots. Condition: Subject to Department of Environmental Services Wetlands approval. The motion was seconded by Mr. Mangieri. Roll call vote: Mr. Mangieri – aye; Mr.

Anderson – aye; Mr. Tenney – aye; Mr. Giffin – aye; Mr. Rowehl – aye. The motion was carried.

At 7:56 PM Mr. Rowehl introduced Mr. Dennis McKinney who had requested a conceptual consultation. Mr. McKinney explained that the Cole family wished to subdivide property on Reed Carr Road & Brackett Road. The Board reviewed maps and information provided by Mr. McKinney and advised him of the options available to his client.

A motion to adjourn was made by Mr. Mangieri, seconded by Mr. Giffin and unanimously passed on voice vote.

Chairman Rowehl adjourned the meeting at 8:35 PM.

Respectfully Submitted,

Paul L. Vasques, Secretary  
Antrim Planning Board