

ANTRIM PLANNING BOARD

October 30, 2000 Meeting

Members present:

Fred Anderson
Peter Beblowski
Spencer Garrett
Hugh Giffin
Ed Rowehl
Mary Wardman

Members absent:

Bob Bethel
Denise Dargie
Tom Mangieri
Eric Tenney

Guests: Carol Olgivey, Southwest Regional Planning Commission
Betsy Harris, Southwest Regional Planning Commission

Public Attendees:

Travers L. Rank, 4 Contoocook Valley Drive, Antrim
Travers A. Rank, 18 Contoocook Valley Drive, Antrim
Nancy McCartney, Concord Street Antrim
Peter Lanman, 9 Contoocook Valley Drive, Antrim
Betsy Wright-Cottle, 11 Contoocook Valley Drive, Antrim
Glen Cook, 66 Concord Road, Antrim

Chairman Rowehl opened the meeting at 7:05 PM. He designated alternate member Ms. Wardman to sit for Mr. Mangieri and alternate member Mr. Anderson to sit for Mr. Bethel.

The first item on the agenda was the application of Mr. Travers L. Rank requesting a Change of Use for property located at 4 Contoocook Valley Drive, Antrim, NH 03440 Tax Map 1C, Lot 190 in the Village Business District. The applicant proposes to service and repair automotive vehicles at the site. The Secretary advised that all notified abutters had responded and none had written either in favor or against the application. Mr. Rowehl then asked Mr. Rank to present his proposal. Mr. Rank stated that he had acquired the property in 1978 at the urging of the Selectmen at that time and at that time the property was zoned for commercial use. He proposes to sell the property and building to a purchaser that would conduct automotive repairs. He would continue to rent a portion of the building to continue operation of his current business.

Mr. Rowehl asked if anyone wished to speak in favor of the application. Mr. Travers A. Rank, the applicants son said he was in favor of the application. He noted that there was another automotive repair facility in the area and it did not cause any problems. Mr. Rowehl asked if anyone wished to speak in oposition. Mr. Lanham asked if only the

existing barn would be used. Mr. Rank replied in the affirmative. Mr. Lenham said he was not in opposition to the application.

Ms. Wright asked what constituted a quorum and asked for a clarification of the appointment of alternates. Mr. Rowehl said that four members constituted a quorum and explained the process for appointing alternates for Board members who were not present. Ms. Wright asked if the facility would have gasoline pumps. Mr. Rank said it would not. Ms. Wright then read the definition of "Gasoline Service Station" from the Zoning Ordinance and in her opinion the proposed use did not fit the description. Mr. Rowehl stated that in his opinion the proposed use did fit the definition in the ordinance. Ms. Wright disagreed and felt it was a gray area.

Ms. Wardman asked for a clarification of what would be allowed and just what would Ms. Wright see from her home. Mr. Rank stated that there would be four bays but that they would be facing Route 202. Ms. Wardman asked if vehicles would be stored on the property and if so, how many. Mr. Rank did not know how many for sure but he was proposing that 25 vehicles would be kept in front facing Route 202 and 15 vehicles kept in back of the building. Ms. Wright said the ones in back would be facing her front yard. Mr. Lenham asked if there was a noise ordinance. Mr. Rank said that the repair work would be done inside the building. Mr. Rowehl said that there was no noise ordinance specifying the number of decibels allowed.

Ms. Wright asked if more building would be put on the property or if the size of the current building would be changed. Mr. Rank replied in the negative. Ms. Wright asked if there would be any fencing, what about lighting and what would happen to her property value. She further stated that she was concerned as to what she would have to look at from the front of her house and front yard.

Mr. Rank gave a brief history of what led to his purchase of the property, namely that it was to be an industrial park and the Selectmen at that time wanted to bring more businesses into town. He was upset that he had not been notified in late 1993 when the Planning Board recommended removing Industrial Parks and Automotive Dealerships from the Village Business District which was approved by ballot vote in March, 1994. He said that he did not want to impose on Mr. Cook's business but he could use his property on the north side of Contoocook Valley Drive which was in the Highway Business District and do pretty much what he wanted to do.

Mr. Lenham asked to see the notification regarding his property. He was shown the letter showing notification to the lawyers of the trust who are listed as property owners of record. Mr. Lenham felt that his mother and others involved in the trust were not familiar with the area and that they should have been given more time to respond. Ms. Wright asked why the owner of the new business was not present. Mr. Rank said that he had not yet purchased the property. Mr. Lenham asked that the Board not have a final vote at this time. Ms. Wright concurred with Mr. Lenham.

Mr. Rowehl declared that all statements had been heard and the public session of the hearing was closed and the Board would go into deliberation. He then asked for comments from members of the Board. There was considerable discussion among the members in an attempt to clarify what was meant by "Gasoline Service Station" in the ordinance. The general consensus was that the words "service" and "repair" were synonymous. Mr. Giffin stated that at a previous meeting of the Planning Board it was the consensus of the members that Gasoline Service Station allowed for automotive repairs and hence it was a permitted use.

Mr. Garrett felt that it would be a permitted use but if it were to go to a vote he felt that there should be restrictions such as no gasoline sales, fencing and landscaping should be required and all bays should face Route 202. Mr. Rowehl added that the number of vehicles allowed on the property could be restricted. Mr. Rank clarified that the loading dock would stay in the back and it would be used by both businesses. Mr. Beblowski asked for a clarification of the number of vehicles which would be on the property. Mr. Rank estimated that ten would be in front of the building and fifteen in the back. Ms. Olgivey indicated that the Board could cast a vote this evening which would give general approval but delay final approval pending making decisions on applying conditions. Mr. Giffin felt that placing a fence on the back of the property and limiting the number of vehicles would be reasonable. Ms. Wardman added that fencing should be provided for safety. Mr. Rowehl thought that the lighting should be shaded to shine only on the property. Mr. Anderson felt fencing should be put in if vehicles would be on the property. Both Mr. Giffin and Mr. Garrett felt fencing should be installed on the west side of the property. Ms. Wardman stated that a limit should be placed on the number of used cars. Mr. Rank said there would be no used cars, only vehicles for repair. Ms. Wardman was concerned that if body work was to be done there could be as many as fifteen cars waiting for body parts. Mr. Giffin suggested a six foot stockade fence on the west side, eight cars in back and twelve cars in front.

A motion was made by Mr. Giffin and seconded by Mr. Anderson to accept the application of Traverse L. Rank for a Change of Use for property located at 4 Contoocook Valley Drive Tax Map 1C Lot 190 located in the Village Business District to operate an automotive repair facility. Roll call vote: Mr. Anderson – aye, Mr. Garrett – aye, Mr. Giffin – aye, Ms Wardman – aye, Mr. Rowehl – aye. The motion was carried.

A motion was made by Mr. Giffin and seconded by Mr. Garrett to approve the application of Traverse L. Rank Planning Board file #2000-006 Tax Map 1C Lot 190 located in the Village Business District to operate an automotive repair facility. The Board finds that the following condition be met: 1. A limit of twelve (12) vehicles on the Route 202 side of the building and eight (8) vehicles in back along Contoocook Valley Drive. 2. Installation of a six (6) foot high stockade fence on the west side of the property extending twenty (20) feet along the north side from the western boundary. Roll call vote: Mr. Anderson – aye, Mr. Garrett – aye, Mr. Giffin – aye, Ms Wardman – aye, Mr. Rowehl – aye. The motion was carried.

At 8:35 Mr. Rowehl convened the next portion of the meeting which was a Master Plan work session. Ms. Olgivey introduced Betsy Harris from SWRPC who was involved with Historical Preservation. Mr. Beblowski commented that Historical Preservation was addressed in the Conservation portion of the Master Plan. Ms. Harris asked what the regional group could do to help the surrounding towns and how would a regional plan help all the towns in the region. She indicated that many towns do not have the knowledge of how to proceed with historical preservation nor did they know where to get the resources. She asked how the SWRPC could help Antrim identify and then proceed on historical preservations.

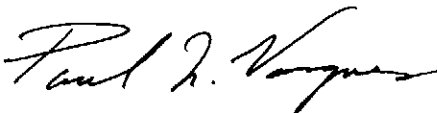
Mr. Beblowski said that the town has a number of summer residents who normally do not express much interest in historical sites; however, as seasonal residents become full time residents they tend to develop an interest in the historical aspects of the town. He gave the recent approval to restore the Town Hall as an example.

Ms. Harris felt that the SWRPC could supply technical expertise and possible sources of money for preservation projects. Mr. Beblowski described the Historical Society in Antrim and their activities. Ms. Harris asked what resources were in town for teen age children. Mr. Beblowski cited the Antrim Players and resources at the schools. Mr. Garrett said that staffing currently existed but it could be improved upon.

At 9:15 the Board returned to work on the Master Plan. Ms. Olgivey asked if the Board was ready to go to a public hearing. Mr. Garrett asked about the section on Conservation and felt that we should not go to a public hearing without that section being completed. Mr. Beblowski said that he had most all the information, that there would not be many changes and that he would be able to e-mail it to Ms. Olgivey. It was agreed that Ms. Olgivey and Mr. Beblowski would work together to complete the section. Both Mr. Rowehl and Mr. Garrett restated their position that there should be no public hearing without the Conservation Section being completed. Ms. Olgivey suggested that the next Master Plan work session be scheduled for November 28th. Mr. Beblowski said that he would need at least until the 1st of the year to complete the Conservation Section. Ms. Olgivey then suggested January 23, 2001 for a public hearing which was agreeable to members of the Board.

Mr. Rowehl announced that the next regularly scheduled meeting for the Board would be November 14th. Mr. Garrett moved that the meeting be adjourned. Ms. Wardman seconded the motion which was unanimously carried on voice vote. Mr. Rowehl adjourned the meeting at 9:32 PM.

Respectfully submitted;



Paul L. Vasques, Secretary
Antrim Planning Board