

## ANTRIM PLANNING BOARD

December 12, 2000 Meeting

### Members Present:

Ed Rowehl  
Spencer Garrett  
Denise Dargie  
Hugh Giffin  
Peter Beblowski

### Members Absent

Eric Tenney  
Bob Bethel  
Tom Mangieri  
Mary Wardman  
Fred Anderson

Chairman Rowehl convened the meeting at 7:07 PM stating that the first order of business was the application of David M. Day to operate a home based business under Article V par. B:1.g which would be located at 5 Field Road, Antrim, NH 03440 Tax Map 7, Lot 108 in the Highway Business District. The applicant proposes to operate a Tool Sharpening Business as a part time home occupation. Mr. Rowehl introduced the members of the Board and the procedure which would be followed for the hearing. He asked that Mr. Day speak on behalf of his application.

Mr. Day described his current occupation and how his company has the need for tool sharpening services. He plans to purchase a drill sharpening machine and sharpen drills in the basement of his home on a part time basis. He indicated that the sharpening machines had built in dust collectors. He did not expect any large growth in the volume of his business. His basement is 22' x 38' and the machine would only occupy a small part of the space. He might in the future expand into sharpening end mills with an M-5 machine which does not have a dust collector but he would hook up a shop vacuum to the machine. He indicated that the most nuisances there might be would be lights on in the basement during the evening and at night which would be when he would do most of the work. He indicated that there would be minimal noise as the windows to the basement are always kept closed. He felt that even if the volume of business were to increase, drills are a small item so physical volume would not be large and no large delivery trucks would be involved. The hours of operation would vary but be mostly in the evening and on weekends. The only employees would be he and his wife. As yet he did not have a name for the company and was not sure if he would set it up as sole proprietorship or a limited liability company.

Mr. Rowehl asked if there were any abutters who wished to speak either in favor or against the application, No abutters were present. Mr. Rowehl then asked if there were any questions from members of the Board. Mr. Giffin noted that the property was in the Highway Business District and the use would be a permitted one. Mr. Rowehl indicated

that the Site Plan Review stipulated that there be no excessive noise or other undesirable aspects. Mr. Giffin felt that the operation proposed would not generate excessive noise. He suggested that the Secretary investigate possible noise ordinances for the future.

Mr. Garrett asked what would Mr. Day do if he expanded his business – perhaps move into a garage? Mr. Day said that he did not have a garage but even if he did expand he would still stay within the confines of the basement. The only need for a larger expansion would be if he would start a machine shop business but he doubted that he would. Mr. Garrett asked if there were any replies from the abutters. The Secretary advised that all abutters had been notified, returned receipts were received from all abutters and there were no responses either in favor or against the application. Mr. Rowehl designated alternate member Mr. Beblowski to sit for Mr. Bethel.

Mr. Garrett moved the acceptance of the application of David M. Day for a Change of Use for property located at 5 field Road Tax Map 7 Lot 108 located in the Highway Business District to operate a Tool Sharpening Business as a home occupation. The motion was seconded by Denise Dargie and approved on a roll call vote. Ed Rowehl – aye, Spencer Garrett – aye, Denise Dargie – aye, Hugh Giffin – aye, Peter Beblowski – aye.

Mr. Giffin moved to approve the application of David M. Day Planning Board File #2000-007 Tax Map 7 Lot 108 located in the Highway Business District to operate a Tool Sharpening Business as a home occupation. The motion was seconded by Mr. Garrett and approved on a roll call vote. Ed Rowehl – aye, Spencer Garrett – aye, Denise Dargie – aye, Hugh Giffin – aye, Peter Beblowski – aye. The Secretary advised Mr. Day that he would need to get a building permit if he planned to install a sign to advertise his business.

At 7:30 PM Mr. Rowehl opened the public hearing concerning a request by Jon C. Bushbaum for a major site plan review under Article V par. B1.11 which would be located on the south side of Route 9 (west of Reed Carr Road), Antrim, NH 03440 Tax Map 8D, Lot 3 in the Highway Business District. The applicant proposes to operate a light manufacturing sawmill. Mr. Rowehl again introduced members of the Board, explained the procedure for conducting the hearing, and asked Mr. Buschbaum to present his business plan.

Mr. Buschbaum said that he owned a small logging company specializing in critical habitats and esthetic applications, that he was a licensed forester and a professional logger. His purpose was to purchase the land and install a typical portable sawmill. His plan was to harvest and process the timber and sell the lumber. He intends to apply for grants to study better methods of management. He plans to install a Coverall building which would not be a permanent structure. Mr. Buschbaum stated that he is not interested in running a lumber yard or a retail business and that the facility would not be a large sawmill operation. Mr. Rowehl asked if the portable sawmills would be installed in the building. Mr. Buschbaum replied in the affirmative and stated that the noise generated would be no greater than that from a lawn mower. He explained that he currently was

operating such a mill in Nelson. Mr. Rowehl asked if there were any abutters who wished to speak in favor of the application. There were none. He then asked to if there were any abutters who wished to speak in oposition to the application.

Ms. Stone said that she was not in opposition but she had some concerns regarding noise and trailer trucks. Mr. Buschbaum said that the mill would only produce about 5,000 – 6,000 board feet of product a day which would translate into about one truck per day on the average. Ms. Stone asked about the sharp corner turning into the property. Mr. Buschbaum explained that there would be over 400 feet of clearance based upon the lines of sight to the driveway. Ms. Stone asked about hazardous waste. Mr. Buschbaum said there would be none, that rubbish would be in a container and that there only would be fuel and oil for the machines. Ms. Stone asked if there would be smoke. Mr. Buschbaum said there would be none. Ms. Stone asked if sawmills are regulated by the State. Mr. Buschbaum said they were not. Ms. Stone asked what assurance they would have that the sawmill would be operated properly and safely. Mr. Buschbaum said that he could only give his word and that the site would be open to the public for inspection anytime during business hours. He said normal operation would be between 7 AM & 5 PM. Ms. Stone expressed concern for the safety of her children and asked what precautions would be made. Mr. Buschbaum said that the area around the building would be cleared and he intended to restore the landscape which presently was an eyesore and a safety hazard. Ms. Stone asked if the operation would affect her water supply. Mr. Buschbaum said there would be no adverse effect. Ms. Stone asked the Board if they would ask the State to put up a yellow light. Mr. Giffin replied that the question should be addressed directly to the State. Mr. Buschbaum indicated he would meet or exceed all State requirements. Ms. Stone expressed concern about her property value. Mr. Buschbaum felt that his plans to restore the landscape would more than likely increase their property value. Ms. Stone said that she had been advised that the value would decrease because of the noise generated by the sawmill. Ms. Stone asked if there were plans for the future. Mr. Buschbaum said that they may reapply to the Board to install a dry kiln. He explained that the current problems they were having in Nelson were solely due to problems of access.

Ms. Garr asked to speak on behalf of Michael Freedland. She explained that she was the realtor handling the sale of Mr. Freedland's property. Since Ms. Garr was not a resident of Antrim Mr. Rowehl said it was necessary that all in attendance at the hearing would have to agree to let Ms. Garr speak. Mr. Rowehl asked all present if there was any objection to Ms. Garrs speaking. There was none. Ms. Garr said that Mr. Freedland asked her to be present to ensure that a letter he had faxed to the Town Hall be read at the hearing. The Secretary indicated that the fax had been received and that the Chairman would read it in its entirety after all abutters were heard. Since no other abutters wished to speak Mr. Rowehl read the letter, a copy of which is in the applicants file.

Ms. Dargie asked for the location of the Freedland property. The Secretary stated it was across Route 9, map 8D-10. Ms. Stone requested that the Board agree that a traffic study be done and investigate if there were any regulations controlling sawmills. Mr. Buschbaum said there would be less traffic and trucks than were there during the

previous logging operation. Mr. Rowehl stated that if a driveway were to be added it would require state approval and that perhaps the Board should consider holding off approval pending state approval of the driveways. Mr. Buschbaum said they could safely use the existing driveway if the State did not approve a second driveway. Mr. Rowehl pointed out that if there was an expansion of the business it would be considered heavy manufacturing and the applicant would have to come before the Board for approval for expanded use. Mr. Giffin suggested that a condition be placed on the approval allowing up to 10,000 board feet of production per day. Mr. Stone said that if Mr. Buschbaum would only produce 6,000 per day why not limit it to that and have Mr. Buschbaum apply for approval if he wished to expand. Mr. Buschbaum said there would be no chippers on the facility. Mr. Beblowski asked what would be done with the slab wood and sawdust waste. Mr. Buschbaum said it would be given away. He indicated that maybe twice a year he would bring in a tub grinder to reduce the waste to mulch.

Mr. Beblowski asked what plans there were for the driveway construction. Mr. Buschbaum said there would be a Geo Tech Mat, covered with crushed stone and topped with gravel which would provide good drainage. Mr. Rowehl asked about the rain run off from the roof of the building. Mr. Buschbaum said the building was covered with fabric and the rain would drain off into small swails so there would be no collection of water in one area. Mr. Giffin asked the size of the Building. Mr. Buschbaum said it was 72' x 120 feet and presented a picture of the building for the Board to review. Mr. Beblowski asked for the life span of the building. Mr. Buschbaum said that they are rated to last 30 year.

Mr. Rowehl suggested that the Board consider visiting the site. Mr. Giffin said he recalled it from having driven by. Mr. Beblowski said he was not sure where it was except for the location on the site plan. Ms. Stone asked the Board to remember that there was no approval for a second driveway and there should be that approval before the Board gives their OK.. She said that she would oppose the application if there were to be only one driveway. Mr. Giffin stated that driveways are not a Planning Board prerogative and the Board has no control over Sate regulations on a State Highway. Mr. Beblowski asked Mr. Buschbaum to clarify the newspaper article reference to operating a retail business. Mr. Buschbaum said the statement was completely inaccurate, that they were not manufacturing any furniture and he had no intention of doing so. Mr. Rowehl pointed out that even though the building would be temporary it still had to meet the set back lines in the district. Mr. Buschbaum presented a plot plan showing that all set back requirements had been met. Mr. Beblowski asked how many employees there would be and what about a septic system. Mr. Buschbaum said they would average four employees and they would use portable toilets. Mr. Rowehl asked about the stacking of logs and Mr. Buschbaum described how he would stack them safely.

Mr. Rowehl asked if there were any other questions. There were none so Mr. Rowehl closed public participation in the hearing. Mr. Beblowski moved the acceptance of the application of Jon C. Buschbaum for a Major Site Plan Review of property on the south side of Route 9 Tax Map 8D Lot 3 located in the Highway Business district to operate a light manufacturing sawmill. The motion was seconded by Ms. Dargie. Roll call vote: Ed

Rowehl – aye, Spencer Garrett – aye, Denise Dargie – aye, Hugh Giffin – aye, Peter Beblowski – aye.

Mr. Garrett moved the approval of the application of Jon C. Buschbaum Planning Board File #2000-008 for a Major Site Plan Review of property on the south side of Route 9 Tax Map 8D Lot 3 in the Highway Business District to operate a light manufacturing sawmill.

The Board finds that:

1. Daily output be restricted to 10,000 board feet
2. The applicant is to obtain all necessary driveway permits from the State

The motion was seconded by Mr. Giffin and passed on a roll call vote. Ed Rowehl – aye, Spencer Garrett – aye, Denise Dargie – aye, Hugh Giffin – aye, Peter Beblowski – aye.

The Secretary advised Mr. Buschbaum of the necessity to obtain building permits before installing the building and mill on the property.

The public hearing being closed, Mr. Rowehl asked for the approval of the minutes of the November 28, 2000 meeting. Since all attendees at the 11/28/00 meeting were not in attendance this evening the Board gave conditional approval to the minutes subject to the Secretary obtaining approval from either Mr. Anderson or Mr. Tenney.

All business before the Board having been conducted, Mr. Giffin moved to adjourn the meeting. The motion was seconded by Mr. Garrett and unanimously approved on a voice vote. Mr. Rowehl adjourned the meeting at 9:15 PM.

Respectfully submitted,



Paul L. Vasques, Secretary  
Antrim Planning Board