

ANTRIM PLANNING BOARD

May 8, 2001 Meeting

Members present:

Spencer Garrett
Dave Penny
Bill Prokop
Ed Rowehl

Members Absent:

Fred Anderson
Peter Beblowski
Bob Bethel
Mary Wardman

Public Attendees:

Mike Oldershaw
Charles Setaro
Anne Setaro
Tom Mullins
Charles A. Setaro, Sr.
Jim Robertson
Peter Moore

Chairman Rowehl called the meeting to order at 7:04 PM. Mr. Prokop moved that the minutes of the April 17, 2001 meeting be approved as presented. The motion was seconded by Mr. Penny and approved. Mr. Rowehl explained that an alternate vacancy exists as a result of Mr. Prokop assuming the seat of Ms. Dargie who resigned. Mr. Rowehl said that Mr. Oldershaw had expressed an interest in serving as an alternate. Following some discussion regarding Mr. Oldershaw's background and qualifications a motion was made by Mr. Penny and seconded by Mr. Garrett to appoint Mr. Oldershaw as an alternate to the Board. The motion was unanimously passed.

Mr. Rowehl stated that Mr. Schroepfer who owns property on Boutman Road wished to subdivide his property. After some discussion it was determined that Boutman Road had been abandoned in 1872. Since a subdivision requires frontage on a town road the Board would not be able to approve a subdivision application. It was decided that the Secretary should so advise Mr. Schroepfer and should he wish to pursue a subdivision he would have to show that Boutman Road is a town road.

The Secretary read correspondence from Ms. Zaluki-Stone expressing her disagreement and disappointment regarding the manner in which the Zoning Board of Adjustment handled her appeal of the December 12, 2001 decision by the Planning Board to grant the application of Jon C. Buschbaum to operate a light manufacturing sawmill. The Secretary also advised the Board that he had received copies of the "New Hampshire Economic Plans" and the quarterly update of Land Surveyors, Soil Scientists and Wetland Scientist. Copies of the documents were on file at Town Hall. Communication regarding the formation of "The Monadnock Region Heritage Alliance" was received. The Secretary will distribute copies to the members.

Mr. Rowehl opened the 7:30 public hearing on the application of Joseph G. Hugron, Jr. for a Site Plan Review under Article V par. B.t. for property located at 1168 Concord Road, Antrim, NH

03440 Tax Map 7, Lot 76 in the Highway Business District. The applicant proposes to operate an automotive sales, service and rental business. Mr. Rowehl appointed alternate Vasques to sit in place of Mr. Bethel. He then outlined the procedure for the hearing, confirmed that proper notices were given and asked if anyone wished to speak in favor of the application. Attorney Tom Mullins spoke on behalf of Mr. Setaro as his attorney, friend and customer.. In conjunction with Mr. Setaro they presented a plot plan showing where various activities would be taking place on the lot including the location and number of cars which might be on the property at any one time. They explained that the predominant business would consist of light auto repairs, inspections, tune ups and the purchasing of autos at auction and their subsequent resale. Minor body work and painting would be done on site; however there were no plans to get involved in restorations or do complete paint jobs. Mr. Setaro also said he planned to get into the business of auto rentals. Mr. Rowehl asked if he planned to repair cars that had been in accidents. Mr. Setaro said he might do some insurance type of work but felt he would not do much of it. Mr. Prokop asked if his intent was not to run a body shop per se. Mr. Setaro confirmed that that was the case. Mr. Setaro explained that he would install a chain link fence behind the building where cars being worked on would be stored. The cars which would be lined up on the road frontage would be finished inspectable vehicles for sale. Mr. Mullins reiterated that a good portion of the business would be to obtain repairable cars at auctions, fix them and offer them for sale.

Mr. Rowehl asked if anyone wished to speak in opposition to the application. There was no one. Mr. Garret reviewed access to the property off the old town road. Mr. Prokop asked how customers would find the entrance. Mr. Setaro said they would probably put up a sign. Mr. Penny asked about disposal of “parts” cars. Mr. Setaro said they would be hauled off by Mr. Bill Kemp. Mr. Rowehl asked about the disposal of hazardous waste. Mr. Setaro explained that they used waste oil for heating and that they pay a special fee when purchasing paint and the supplier collects waste paint products. Mr. Penny asked about landscaping plans. Mr. Setaro plans to cut back the bushes along the road frontage and pave the driveway and parking areas in the future. Mr. Oldershaw asked about floor drains in the building, storage of scrap and tires and whether or not there was a spray booth in the building.. Mr. Setaro said there were no floor drains in the building and that scrap and tires would be stored in the back of the building and picked up once each quarter. He said there was a European style spray booth installed and there would be no exhaust to the outside of the building. Mr. Penny asked if there were provisions for fire suppression and Mr. Oldershaw asked if paint products would be kept in a steel container. Mr. Setaro replied in the affirmative to both questions. Mr. Penny asked how many employees there would be. Mr. Setaro said there would probably be two full time and 2 part time employees. Mr. Rowehl asked if there were sanitary facilities. Mr. Setaro said there was a toilet and septic system. Mr. Oldershaw asked if the location of the leach field was known. Mr. Setaro said it was in the driveway. Mr. Rowehl stated that the proposed use was a permitted use in the Highway Business District per the zoning ordinances. Mr. Oldershaw advised Mr. Setaro that the premises may be inspected periodically. Mr. Prokop commented that he had noted that the area was being cleaned up and that it looked better now than it had two months ago; however, he would like to see the addition of more shrubs and trees for erosion control on the embankment.

Mr. Garrett moved the acceptance of the application of Joseph G. Hugron, Jr. for a Minor Site Plan Review of property located at 1168 Concord road, Antrim, NH 03440 Tax Map 7 Lot 76 located in the Highway Business district. The applicant proposes to operate an automotive sales, service and rental business. The motion was seconded by Mr. Prokop. Roll call vote: Spencer Garrett – aye; Dave Penny – aye; Bill Prokop – aye; Ed Rowehl – aye; Paul Vasques – aye. The motion was carried.

Mr. Penny moved the approval of the application of Joseph G. Hugron, Jr. Planning Board File #2001-002 for a Minor Site Plan Review of property at 1168 Concord Road, Antrim, NH 03440 Tax Map 7 Lot 76 located in the Highway Business district. The applicant proposes to operate an automotive sales, service and rental business. The approval is conditional upon the fact that the business is to be owned and operated by Mr. Setaro in accordance with the outline map presented to the Board. The motion was seconded by Mr. Prokop. Roll call vote: Spencer Garrett – aye; Dave Penny – aye; Bill Prokop – aye; Ed Rowehl – aye; Paul Vasques – aye. The motion was carried.

At 8:15 PM Mr. Rowehl opened the public hearing on the application by Granite Bank and Cheshire Oil Co. for a Lot Line Adjustment per Section V, para. B.1 of the Antrim Subdivision & Site Plan Review Regulations for property located at 77 Main St. Road, Antrim, NH 03440 Tax Map 1A, Lot 191 and 1 Concord St. Antrim, NH Tax Map 1A, Lot 190 in the Village Business District.

Mr. Rowehl briefly reviewed the Site Plan Review regulations, confirmed that proper notices had been given and asked for anyone who wished to speak in support of the application. Mr. Jim Robertson, President of Cheshire Oil Co., said the reason for the lot line adjustment was to allow Cheshire Oil to purchase the land behind their building to protect themselves against the possible future sale of the bank property. He said that Cheshire Oil had no plans for expansion or development of the property at this time. The Board reviewed the plot plans showing details of the lot line adjustment.

Mr. Garrett moved the acceptance of the application of Granite Bank & Cheshire Oil Co. for a lot line adjustment for property located at 77 Main Street & 1 Concord Street, Antrim, NH 03440 Tax Map 1A Lots 190 & 191 located in the Village Business District. The motion was seconded by Mr. Prokop. Roll call vote: Spencer Garrett – aye; Dave Penny – aye; Bill Prokop – aye; Ed Rowehl – aye; Paul Vasques – aye. The motion was carried.

Mr. Penny moved the approval of the application of Granite Bank & Cheshire Oil Co. Planning Board File #2001-003 for a lot line adjustment for property located at 77 Main Street & 1 Concord Street, Antrim, NH 03440 Tax Map 1A Lot 190 & 191 located in the Village Business District. The approval is conditional on the Chairman of the Planning Board confirming that the marker pin located 83 feet from the Concord Street boundary has been set. The motion was seconded by Mr. Prokop. Roll call vote: Spencer Garrett – aye; Dave Penny – aye; Bill Prokop – aye; Ed Rowehl – aye; Paul Vasques – aye. The motion was carried.

Mr. Rowehl turned the meeting over to Mr. Prokop for a status report on the Master Plan. Mr. Prokop reviewed what portions of the master plan had been completed and what sections still needed work and who was responsible for what.

Mr. Penny moved that the optional second meeting of the month (May 15th) be cancelled. The motion was seconded by Mr. Garrett and unanimously passed. Mr. Rowehl adjourned the meeting at 9:15 PM.

Respectfully submitted,

Paul L. Vasques, Secretary
Antrim Planning Board