

ANTRIM PLANNING BOARD

June 19, 2001 Meeting

Members present:

Fred Anderson
Peter Beblowski
Spencer Garrett
Mike Oldershaw
Bill Prokop
Ed Rowehl

Members absent:

Bob Bethel
Tom Mangieri
Dave Penny

Public Attendees:

Judith Bertoglio-Giffin

Chairman Rowehl called the meeting to order at 7:02 PM. He designated alternate members Mr. Oldershaw and Mr. Beblowski to sit for Mr. Bethel and Mr. Mangieri respectively. Mr. Oldershaw moved that the minutes be accepted as presented. Mr. Prokop seconded the motion. Mr. Anderson amended the motion to correct a misspelled word. The motion was passed.

The Secretary read a letter dated 6/15/01 from Cynthia Kettle. She plans to discontinue her School of Cosmetology, convert the classroom into a bedroom and change her business to a hair salon. She asked if it would be necessary to appear before the Board again. Following some discussion it was agreed that the Chairman and Secretary should review the file wherein the application for the School was granted as well as the minutes of the meeting to determine if an application for a change of use would be necessary. The Secretary was to then inform Ms. Kettle of the determination.

Mr. Rowehl advised the members of Cheshire Oil Co.'s intent to expand the current T-Bird building and incorporate a Dunkin Donuts franchise with a drive up window. Since their building construction would fall with the 50 foot set back and they want to expand the canopy it would be necessary for them to go before the ZBA for variances after which they would need to apply to the Planning Board for a major site plan review.

Mr. Prokop addressed the matter of reviewing the current zoning regulations for possible changes. He suggested that a sub committee of the Board be formed to pursue the matter. Following some discussion Mr. Prokop moved that a committee be formed to be chaired by Mr. Oldershaw to review the zoning ordinances and prepare a proposal of the approach to be taken to update the regulations. Mr. Anderson seconded the motion which was unanimously approved. Mr. Oldershaw appointed Mr. Beblowski and Mr. Prokop as members of the committee as well as the Secretary of the Board.

Mr. Rowehl opened the public hearing at 7:30 PM on the request of Judith L. Bertoglio-Giffin for a Minor Subdivision. The applicant proposes to subdivide property on the East Side of Route 202, Concord Street, Antrim, NH, Tax Map 1B, Lot 11 in the Highway Business District into two (2) lots. Return receipts were received from all abutters; however, none were present at the hearing. Ms. Bertoglio-Giffin presented a plot plan prepared by Provan & Lorber showing details of the

subdivision. Mr. Oldershaw asked if both lots had been cleared. Ms. Bertoglio-Giffin said that they had been. She stated that the new lot (#2) had a state approved curb cut. She added that her intention was to sell off lot #2 and eventually to deed the original parcel with the house to her son. Mr. Beblowski felt that a notation should be placed on the plot plan that the waivers granted to Ms. Bertoglio-Giffin to prepare the survey would not be applicable to any future development of the property. Mr. Oldershaw asked if there were any state easements for water drainage on the property. Ms. Bertoglio-Giffin said there were none. Mr. Garrett made a motion to accept the application of Judith L. Bertoglio-Giffin for a minor subdivision of property located on the East Side of Route 202, Concord Street, Antrim, NH Tax Map 1B, Lot 11 located in the Highway Business District. The motion was seconded by Mr. Prokop. Roll call vote: Fred Anderson – aye; Peter Beblowski – aye; Spencer Garrett – aye; Mike Oldershaw – aye; Bill Prokop – aye. The motion was carried.

Mr. Oldershaw moved to approve the application of Judith L. Bertoglio-Giffin, Planning Board file #2001-004 Tax Map 1B, Lot 11 for a minor subdivision for property located on the East Side of Route 202, Concord Street, Antrim, NH, located in the Highway Business District with the following conditions:

The following notes are to be added to the certification block on Drawing #5-178 dated 6/15/01.

1. Waivers granted to Ms. Bertoglio-Giffin at the April 10, 2001 Planning Board meeting are not valid for further development of lot #2.
2. The Land Surveyor shall certify that all boundary pins are set and the date on which they were set.

Roll call vote: Fred Anderson – aye; Peter Beblowski – aye; Spencer Garrett – aye; Mike Oldershaw – aye; Bill Prokop – aye. The motion was carried.

Mr. Beblowski moved that the meeting be adjourned. The motion was seconded by Mr. Prokop and unanimously passed. Mr. Rowehl adjourned the meeting at 8:30 PM.

Respectfully submitted,

Paul L. Vasques, secretary
Antrim, Planning Board