

## ANTRIM PLANNING BOARD

August 2, 2001 Meeting

Members present:

Fred Anderson  
Peter Beblowski  
Bob Bethel  
Spencer Garrett  
Tom Mangieri  
Dave Penny  
Bill Prokop  
Ed Rowehl

Members absent:

Mike Oldershaw

Chairman Rowehl opened the meeting at 7:00 PM. Mr. Garrett moved that the minutes of the July 10, 2001 meeting be approved as corrected. The motion was seconded by Mr. Penny and passed.

Mr. Mangieri presented a proposal to conduct a business from his residence and asked if it was necessary for him to file an application before the Board. He plans to design web pages for businesses and to offer his services to train people on computers. Following questions and discussions by members of the Board Mr. Rowehl stated that he would have to submit an application for a Home Based Business.

Wayno Olsen and Brian Brown presented a proposal to subdivide a portion of Mr. Olson's land to sell 12.2 acres to Mr. Brown. They asked if they could be granted the subdivision without surveying the entire land to avoid the cost of \$4,500. They presented a previous survey by Mr. Attridge and showed that all that was required was to establish a line which was the continuation of an existing stone wall to the back line of the property. Mr. Rowehl pointed out that the matter of surveying requirements for subdivisions was recently reviewed by the Board at their July 10, 2001 meeting. The Board's interpretation of the regulations was that the entire parcel of land had to be surveyed by a certified land surveyor as well as the parcel being subdivide, The Secretary was asked to read the Boards determination from the 7/10/01 minutes. It was explained to Mr. Olsen & Mr. Brown that if the surveyor they hired would accept Mr. Attridges' survey and incorporate the data into his survey and certifies it, the subdivision plan would be acceptable to the Board.

Mr. Tad Schrantz, Vice President of Cheshire Oil Co. presented a preliminary plan to expand the existing T-Bird Mini Mart to add a Dunkin Donuts facility with a drive up window. A number of questions were raised by the Board and Police Chief Brown regarding the traffic flow that would be generated at the existing intersections and within the parking areas. Consequently Mr. Schrantz proposed to rework the plans taking into account the Board's concerns. He requested another conceptual consultation at the September 6<sup>th</sup> meeting.

Mr. Dave Nault expressed an interest in purchasing property off Route 9 (Map 8C, Lot 62) which is approximately 5.2 acres. He asked if it was possible to subdivide it into two lots. Mr. Rowehl reviewed the need for a certified survey of the entire property and stated that if all the zoning ordinances were met the Board would hear his application for the subdivision. Mr. Nault indicated that he would like to appear before the Board at it's September 6<sup>th</sup> meeting The

Secretary advised Mr. Nault that the application would need to be filed by August 24<sup>th</sup> to meet that date.

Mr. Prokop reviewed the status of the Master Plan for the benefit of Mr. Mangieri who had been on a leave of absence and said that he felt it was ready for a public hearing. Mr. Mangieri moved that a public hearing be held on the Master Plan on August 23<sup>rd</sup>. The motion was seconded by Mr. Anderson and passed.

Mr. Garrett moved that the optional Board meeting scheduled for August 16<sup>th</sup> be cancelled. The motion was seconded by Mr. Anderson and passed.

Mr. Penny presented the results of his review of Excavation Sites with the Selectmen. Apparently all excavation sites in Antrim are grandfathered and the Town was receiving its payment for materials being removed.. There was considerable discussion which centered on three considerations. 1. The expansion of sites. 2. Are they being run in accordance with modern operating procedures and 3. Are the proper procedures for closure being followed. The Secretary was instructed to collect whatever information was available in the Town's files to be reviewed by Mr. Beblowski who would present his findings at the October meeting.

Mr. Prokop (in the absence of Mr. Oldershaw) said that the committee reviewing possible ordinance changes would present their report at the September meeting.

Mr. Prokop raised a question for the Board's consideration. He wondered if the Planning Board's role was to facilitate various town projects by providing coordination and guidance. It was the consensus that it should be the role of the Planning Board to assist in such matters to help insure conformance with the Master Plan.

Mr. Bethel expressed some concern that perhaps Mr. Olsen and Mr. Brown did not fully comprehend the requirements of the Board for a minor subdivision and that there may be a possible misunderstanding. The Secretary was instructed to send a letter to Mr. Olsen to clarify the Board's requirements.

Mr. Mangieri moved that the meeting be adjourned. The motion was seconded by Mr. Anderson and passed. Mr. Rowehl adjourned he meeting at 9:45 PM.

Respectfully submitted,

Paul L. Vasques, Secretary  
Antrim Planning Board