

ANTRIM PLANNING BOARD

September 6, 2001 Meeting

Members present:

Fred Anderson
Spencer Garrett
Tom Mangieri
Mike Oldershaw
Bill Prokop
Ed Rowehl

Members absent:

Peter Beblowski
Bob Bethel
Dave Penny

Public attendees;

Thomas Meyer
Gayle Rochford
Leah Tukunage
Gordon Webber
Bob Bernstein
Craig Oshkello
Tad Schrantz
Carol Webber
Harold Webber
Beat Odermatt
Bill Rist
Randy Billings
Fatima Billings

Chairman Rowehl opened the meeting at 7:00 PM. He designated alternate member Mr. Oldershaw to sit for Mr. Bethel who was absent. Mr. Mangieri made a motion which was seconded by Mr. Prokop to approve the minutes of the August 2, 2001 minutes as corrected. The motion carried. Mr. Anderson made a motion which was seconded by Mr. Prokop to approve the minutes of the August 23, 2001 meeting as corrected subject to approval by an attending member not currently present. The motion was carried.

The following correspondence was reviewed: State of NH: Compliance with National Flood Insurance Program; SWRPC: National Flood Insurance Program – annual Workshop; Town of Warner: Public Hearing on Telecommunication Facility 9/12/01; State of NH – DOT: Pavement resurfacing of Route 9; UNH Workshop on wildlife & other natural resources.

The Secretary explained that the study of excavation sites was pending the review of the information on file by Mr. Beblowski. Mr. Rowehl advised the members that we had a video on loan from SWRPC on “The Law Governing Earth Excavations” and members who wished to view it could do so. An information pamphlet covering RSA 155:E was distributed to the members present.

The Secretary advised the Board that the final printing of the Master Plan was pending the reproduction of the color maps. Mr. Mangieri felt that arrangements had been made with SWRPC to provide the maps on a disc. The Secretary was instructed to look into the matter.

Mr. Oldershaw said that some preliminary work had been done by the subcommittee on possible ordinance revisions but not enough information had been developed to present a plan to the Board at this time.

Mr. Rowehl opened the public hearing at 7:30 PM on the request by Harold & Carole Webber for a Minor Subdivision. The applicant proposes to subdivide property on the Old Hancock Road, Tax Map 2, Lot 81 in the Rural District into two (2) lots. The applicant further proposes a lot line adjustment between lots 80 & 81, Map 2 and a lot line adjustment between lots 81 & 78, Tax Map 2. Mr. Rowehl outlined the hearing procedure after which Mr. Webber explained that he wished to deed 12 acres of land to his son 10 acres of which would be placed in current use. Ms. Rochford, a licensed Land Surveyor presented a plot plan of the subdivision which included the lot line adjustments. There were no comments from abutters either in favor or against the subdivision. Mr. Rowehl closed the public hearing and the Board went into deliberative session. Considerable discussion followed as to whether or not 12 acres was sufficient to place 10 acres in current use and still meet the zoning requirements for a lot size of 90,000 square feet. It was decided that it would be possible. Mr. Rowehl asked if the pins were in place. Ms. Rochford said they were not at this time and she was waiting for the subdivision approval.

Mr. Oldershaw moved to accept the application of Harold & Carole Webber for Lot line adjustments for property located on Old Hancock Road, Antrim, NH, Tax Map 2 Lots 80 & 81 and between lots 81 & 78 located in the Rural District as noted in drawing 01.342 dated 8/9/01. Mr. Prokop seconded the motion. Roll Call vote: Mr. Anderson – aye; Mr. Garrett – aye; Mr. Mangieri – aye; Mr. Oldershaw – aye; Mr. Prokop – aye.

Mr. Garrett moved to approve the application of Harold & Carole Webber Planning Board file # 2001-005 Tax Map 2 Lot #'s 78, 80 & 81 for Lot line adjustments for property located on Old Hancock Road Antrim, NH, located in the Rural District as noted in drawing 01.342 dated 8/9/01. The following condition applies to the approval: The surveyor is to certify that the pins have been set in place and the date set. The motion was seconded by Mr. Mangieri. Roll Call vote: Mr. Anderson – aye; Mr. Garrett – aye; Mr. Mangieri – aye; Mr. Oldershaw – aye; Mr. Prokop – aye.

Mr. Prokop moved to accept the application of Harold & Carole Webber Planning Board file # 2001-005 Tax Map 2 Lot # 81 for a Minor Subdivision for property located on Old Hancock Road Antrim, NH, located in the Rural District as noted in drawing 01.342 dated 8/9/01. The motion was seconded by Mr. Oldershaw. Roll Call vote: Mr. Anderson – aye; Mr. Garrett – aye; Mr. Mangieri – aye; Mr. Oldershaw – aye; Mr. Prokop – aye.

Mr. Oldershaw moved to approve the application of Harold & Carole Webber Planning Board file # 2001-005 Tax Map 2 Lot # 81 for a Minor Subdivision for property located on Old Hancock Road Antrim, NH, located in the Rural District as noted in drawing 01.342 dated 8/9/01. The following condition applies to the approval: The surveyor is to certify that the pins have been set in place and the date set. The motion was seconded by Mr. Mangieri. Roll Call vote: Mr. Anderson – aye; Mr. Garrett – aye; Mr. Mangieri – aye; Mr. Oldershaw – aye; Mr. Prokop – aye.

Mr. Rowehl introduced Mr. Schrantz, Vice President of Cheshire Oil Co. who had requested a conceptual consultation regarding locating a Dunkin Donuts facility in the existing T-Bird location. Mr. Schrantz presented a new drawing which took into account various concerns expressed by Board at a prior consultation. Further concerns were expressed regarding the mixing

of pedestrian and vehicular traffic near the building entrance and exiting from the drive up window as well as flowing on the land of Granite Bank. There was also concern regarding the location of the vacuum system as the noise generated might bother the neighbors. Another factor affecting traffic flow was the utilization of the parking area by fueling trucks during business hours. The Board suggested that Mr. Schrantz review the proposed plan with Police Chief Brown.

Mr. Rowehl introduced Mr. Oshkello and Mr. Bernstein. The gentlemen were in the process of obtaining the property at Map 1C, lots 190 & 199 (formally owned by Falcon Industries). At the present time they propose to use the existing offices in the building for professional consulting services. At a later date they may add such facilities as spaces for craft studios, retailing, a buying club or food coop, possibly an apartment and a woodworking shop for Mr. Bernstein's personal use. Following some discussion Mr. Bernstein was advised that if he only wished to use the offices and warehouse facilities as such, that these were permitted uses which he could continue without Board approval. However, if he chose to add any other facilities which had not been operating at the site he would have to apply to the Board for a major site plan review. Mr. Bernstein said the bank required a letter stating that their proposed use of the building was a permitted use per zoning regulations. Mr. Bernstein was advised to address a letter to the Board stating his proposed use and the Board in return would submit a letter to the bank.

Mr. Bernstein advised the Board that he might be applying to subdivide 14 acres of his land at a later date. He also proposes to build a one room dwelling for seasonal or yearly use by a farm employee as a permitted use in the Rural District. Mr. Bernstein was advised that once the farming activity ceases he would have to remove the building or subdivide the lot.

Mr. Rowehl introduced Mr. Rist of the Maharishi Vedic School. Mr. Rist updated the Board on the status of demolitions, proposed subdivisions and the construction of an office building. He said that the surveying for the subdivision would start later this fall but the office building was being put off until next spring. He explained that they wished to construct a dwelling unit on the site to house members of the school staff and they wanted to have the foundation done before cold weather sets in. Following some discussion Mr. Oldershaw suggested that in view of the number of things proposed by the School, that they submit a letter to the Board outlining their plans along with a time line. The Board would review their plans, consult Town Counsel if necessary and advise the School of the procedure to follow. Mr. Billings asked who would bear the cost of counsel. He was advised that routine clarification of zoning laws was born by the Town and more complex issues are sometimes born by the applicant.

Mr. Anderson moved that the meeting be adjourned. The motion was seconded by Mr. Oldershaw and unanimously passed.

Mr. Rowehl adjourned the meeting at 9:50 PM.

Respectfully submitted,

Paul L. Vasques, Secretary
Antrim Planning Board