

## ANTRIM PLANNING BOARD

October 4, 2001 Meeting

Members present:

Fred Anderson  
Peter Beblowski  
Bob Bethel  
Spencer Garrett  
Mike Oldershaw  
Bill Prokop  
Tom Mangieri  
Ed Rowehl

Members absent:

Dave Penny

Public attendees:

Wayno Olson  
Gayle Rochford  
Bill Rist  
Ron Haggett  
Jen Cunningham

Chairman Rowehl convened the meeting at 7:05 PM. Mr. Mangieri made a motion which was seconded by Mr. Prokop to approve the minutes of the September 20, 2001 meeting subject to the approval of members who were present at that meeting.

The Secretary reviewed the following correspondence: A public hearing for PWSF in the town of Goffstown; A public hearing for PWSF in the town of Warner; An updated list of Land Surveyors, Soil Scientists & Wetland Scientists; Notice for Planning for the Future of Local Forests; The NH Rural Forum; Managing Stormwater as a valuable Resource and the Open Space for New Hampshire booklet.

The Secretary presented a proposal to the Board to place advertisements for public hearings in The Villager rather than the Monadnock Ledger for the following reasons. 1. The rate for The Villager is \$4.00/columar inch compared to \$8.00/columar inch for the Ledger. 2. The Villager is delivered to all rural routes and postal boxes in Antrim whereas the Ledger cannot give an estimate of circulation in Antrim. 3. The Villager will print the notice on the same page as the town news whereas the Ledger prints the notices in the classified ad section. 4. The Villager will accept notices faxed in up to Wednesday AM whereas the Ledger shut off for faxes is Tuesday PM. A motion to place public notices in The Villager was made by Mr. Anderson, seconded by Mr. Garret and unanimously approved.

The Board reviewed a letter from the Maharishi Vedic School dated September 12, 2001 outlining their plans for the demolition of existing buildings and the construction of additional housing and offices. Mr. Beblowski raised the question as to whether or not the facility is classified as a school i.e. are actual classes were being conducted on the site. His concern was that if only administrative offices for off site schools were on the property should the facility be classified as commercial rather than as a school. Mr. Mangieri noted that the current zoning regulations does not have a definition for "school" and that one should be established. Mr. Oldershaw commented that he felt the letter was a very important one in that it laid out just what

the school wished to do. Mr. Rowehl pointed out that one of the objectives of the letter was for the Board to let the School know if they could proceed with the construction of the house for school personnel.

At 7:30 PM Mr. Rowehl tabled the discussion for the Maharishi Vedic School to open the public hearing concerning a request by Wayno Olson for a Minor Subdivision. The applicant proposes to subdivide property on the north side of Elm Avenue Tax Map 4, Lot 66 in the Rural District into two (2) lots. The Board reviewed the subdivision plan presented by Ms. Rochford. Mr. Rowehl asked if there were any abutters who had replied in opposition to the application or wished to speak in opposition. There were none. He then asked if anyone wished to speak in support of the application. Mr. Haggert, an abutter at 100 Elm Avenue said he had no objection to the proposed subdivision. Following some discussion a motion was made by Mr. Prokop and seconded by Mr. Bethel to accept the application of Wayno Olson for a minor subdivision for property located across from 132 Elm Avenue Antrim, NH., Tax Map 4 Lot 66 located in the Rural District. Roll call vote: Fred Anderson – aye, Bob Bethel – aye, Spencer Garrett – aye, Bill Prokop – aye, Tom Mangieri – aye.

A motion was made by Mr. Garrett and seconded by Mr. Mangieri to approve the application of Wayno Olson Planning Board file #2001-008 Tax Map 4 Lot #66 for a minor subdivision for property located across from 132 Elm Avenue, Antrim, NH located in the Rural District. Roll call vote: Fred Anderson – aye, Bob Bethel – aye, Spencer Garrett – aye, Bill Prokop – aye, Tom Mangieri – aye.

Mr. Rowehl closed the public hearing on the application for Mr. Olson and reopened the discussion on the letter from the Maharishi Vedic School. Mr. Rist stated that all activity on the site is education related. Transcendental Meditation courses are taught and there is a support staff for the administrative activities for the school worldwide. Mr. Beblowski asked how many personnel were on the site and their function. Mr. Rist replied that there were about 5 students, 5 faculty members and approximately 40 administrative staff for a total of approximately 50 people on the campus. In response to a question Mr. Rist described the house they proposed to build as a two story single family dwelling. Mr. Rowehl pointed out that if the house was used for any other personnel other than those associated with the school, a subdivision for the property would be required. Mr. Oldershaw asked if there was a plot plan showing all the buildings being demolished and the proposed new construction. Mr. Mangieri concurred that the Planning Board should have the opportunity to see a layout of the property before the school proceeds. Mr. Beblowski agreed with Mr. Mangieri. Mr. Prokop reminded Mr. Rist that the two properties which are currently for sale are not yet subdivided which must be done before the properties can be sold. Mr. Mangieri added that the subdivision process can be a lengthy one and this could cause a problem with the prospective buyer of the property. Following additional discussion it was the consensus of the Board that the construction of the proposed dwelling for school personnel was under the jurisdiction of the Building Inspector and all that was required was for the School to obtain a building permit.

Mr. Mangieri suggested that the Secretary send a letter to the Maharishi Vedic School in reply to their letter of September 12, 2001 stipulating the following: 1. The home to be constructed is to be a single family dwelling. 2. The occupants are to be associated with the schools activities. 3. If the dwelling is to be occupied by anyone not associated with school activities the property would have to be subdivided in compliance with the Antrim Zoning Ordinances.

Mr. Mangieri, who had been on a leave of absence, asked why the Board had required the more comprehensive survey for the Olson property when it had not done so for previous minor

subdivisions. He was advised that the Board reviewed the requirements for a minor subdivision at their July 10, 2001 meeting and the consensus was "that all lots (i.e. the entire property) in a subdivision must be surveyed".

Mr. Beblowski presented his report on excavation sites. He stated that he had conducted a comprehensive review of the documents on file in the town offices and noted that the files are incomplete. He had also reviewed RSA 155:E and viewed the related video. He strongly suggested that each Board member views the video and read the associated booklet. Mr. Beblowski discussed various requirements to be in compliance with RSA 155:E and emphasized that the Planning Board was the regulator of excavation sites. He indicated that he would inventory the sites in town because he feels a number of them are not in compliance with the RSA. He felt that he needed direction from the Board as to where they wished to go with the matter. Mr. Beblowski pointed out that there is no ordinance covering excavation sites and he felt that the Board should develop one. Following discussion by Board members it was the consensus that the Board develop such an ordinance. Mr. Oldershaw felt that the owners of the various excavation sites should be called in to assist in the formulation of the ordinance. Mr. Oldershaw agreed to take on this matter with his subcommittee to review possible ordinance changes or additions. The Board also instructed the Secretary to make arrangements to obtain a VCR and TV so that the Board could review the video as a group.

Mr. Oldershaw reported that his subcommittee on ordinance review had not had an opportunity to meet but they would be doing so soon.

Mr. Anderson made a motion which was seconded by Mr. Mangieri to adjourn the meeting which was unanimously passed. Mr. Rowehl adjourned the meeting 9:45 PM.

Respectfully submitted,

Paul L. Vasques, Secretary  
Antrim Planning Board