

ANTRIM PLANNING BOARD

October 18, 2001 Meeting

Members present:

Fred Anderson
Peter Beblowski
Spencer Garrett
Mike Oldershaw

Tom Mangieri
Ed Rowehl

Members absent:

Bob Bethel
Dave Penny

Bill Prokop

Public attendees:

Jen Cunningham
Ron Kaplan
David R. Crane
Stanford Miller
Ron Drummond,
Elizabeth Drummond
Richard Nannicelli

Leslie Stevens
Richard Seavey
David Essex
Ben Pratt
Russ Heston
Debi Barr
Tad Schrantz

Chairman Rowehl called the meeting to order at 7:00 PM. He designated alternate member Mr. Oldershaw to sit for Mr. Bethel who was absent. A motion was made by Mr. Garrett and seconded by Mr. Mangieri to accept the minutes as corrected and passed. Mr. Beblowski suggested that the Secretary prepare a check list which could be attached to applications for major and minor site plan reviews as an aid to members when reviewing such an application. The consensus of the Board was for the Secretary to do so.

Mr. Rowehl convened the public hearing on the request of Public Service Co. of New Hampshire to install poles, remove and trim trees and bushes along Pierce Lake Road in Antrim, New Hampshire which is designated a scenic road at 7:15 PM. Mr. Crane of PSNH reviewed the work requested in his letter of 9/27/01. Mr. Rowehl asked if there were any comments from the public (there were none) or questions from Board members. Mr. Mangieri asked if Mr. Crane went out to inspect the work after it was done. Mr. Crane said he spot checked jobs but did not check all of them and only concentrated mostly on the major maintenance projects. He indicated that he plans to inspect the specific work requested for Pierce Lake Road. Mr. Rowehl asked if members of the Board could call PSNH if they see any problems. Mr. Crane said they certainly could. Mr. Penny made a motion which was seconded by Mr. Garrett to permit PSNH to perform the work as requested in items 1, 2 & 3 in their letter of 9/27/01. Roll call vote: Fred Anderson – aye, Spencer Garrett – aye, Mike Oldershaw – aye, Dave Penny – aye,

Tom Mangieri – aye.

At 7:30 PM Mr. Rowehl convened the public hearing on the request by Charmaine Miller for a Change of Use for property located at 15 Elm Avenue, Antrim, NH 03440 Tax Map 4, Lot 94 in the Highway Business District. The applicant proposes to establish a light manufacturing facility at the site. Mr. Ron Drummond, Vice President of Brailsford & Company, Inc. introduced his wife, Elizabeth Drummond, Corporate Secretary of Brailsford and proceeded to give a description of the light manufacturing facility they proposed to install in the building. They have been in business for 55 years and manufacture brushless motors and pumps for which they hold a number of patents. The process involves light machine shop work and plastic moldings. The only chemicals they use are a degreaser and only consume about 55 gallons per year and the waste product is picked up by the supplier. They wind their own coils and fields and test them on the premises. They have had as many as 30 employees and they average 19 – 25 employees at a time. He presented samples of the pumps and motors they manufacture. Mr. Rowehl asked if anyone wished to comment. Mr. Nannicelli asked how many employees the company planned to employ in Antrim. Mr. Drummond said that initially there would be approximately 20 employees and that they had no plans to expand in the near future. Mr. Nannicelli asked what sort of traffic would be generated and what the hours of operation would be. Mr. Drummond replied that other than employees, the bulk of traffic would be by UPS truck and occasional box vans which deliver shipping supplies and materials. Once in a while an 18 wheeler would come in to deliver a shipment of metal or paper products. Normal hours of operation would be from 8:30 AM to 4:30 PM. and they expect to keep the same hours but that they may fluctuate slightly. Occasionally some office personnel may stay as late as 8:00 PM. In response to Mr. Nannicelli's concern about noise, Mr. Drummond stated that the operation would be fairly quite with the most noise being produced by air compressor; however the compressors were insulated for noise reduction as they are within the production area. Mr. Nannicelli asked about the handling of the chemicals and degreaser. Mr. Drummond said that the degreaser is purchased with the provision that it is picked up by the supplier. Other than that, the only other items which are used are WD-40, cutting fluids, kerosene and a mould releasing agent; however, the quantities are small averaging about one gallon every six months. In response to Mr. Nannicelli's concern about fumes, Mr. Drummond said that none would be generated.

Mr. Garrett asked if there were plans for expansion. Mr. Drummond stated that they now had 7,800 sq. ft. in Rye, NY and the Miller property would give them about 10,000 sq. ft. which would meet their needs for some time. Mr. Oldershaw asked if Freon would be used. Mr. Drummond said only in the air conditioners. In response to Mr. Oldershaw's question as to if the degreaser was heated and how would it be vented, Mr. Drummond indicated that it is not heated and would be vented to a direct air vent. He indicated that the quantity used at any one time is small, about one cup, and that the material is stored in a one sq. ft. container. Mr. Oldershaw asked if they had contacted the proper officials in the State of NH regarding toxic materials. Mr. Drummond said that they had not done so yet but planned to do so if the project went forward. He said it is their intention to comply

with all State requirements. Mr. Oldershaw asked about the requirements for water. Mr. Drummond said that they did not use any in their molding processes. Mr. Beblowski asked if it would be possible for the new operation to place the offices on the side of the building facing the residence on that side to isolate the production facility as much as possible from the residence. Mr. Miller presented a site plan and documents showing that the offices were currently located on the side of the building facing the property of Mr. Nannicelli and Mr. Drummond said that the offices would remain in the same place. Mr. Beblowski asked if the property were to be sold or leased to which Mr. Miller replied that it would be sold. Mr. Oldershaw asked Mr. Drummond to fax copies of the MSDS sheets to the Secretary. Mr. Drummond replied that he would. Mr. Beblowski asked if there would be any floor drains. Mr. Drummond said there would not be.

Mr. Oldershaw moved to accept the application of Charmaine Miller for a change of use for property located at 15 Elm Avenue, Antrim, NH Tax Map 4, Lot 94 located in the Highway Business District. The applicant proposes to operate a light manufacturing facility. The motion was seconded by Mr. Penny. . Roll call vote: Fred Anderson – aye, Spencer Garrett – aye, Mike Oldershaw – aye, Dave Penny – aye, Tom Mangieri – aye. Mr. Anderson moved to approve the application of Charmaine Miller Planning Board file #2001-009 Tax Map 4 Lot 94 for a change of use for property located at 15 Elm Avenue, Antrim, NH located in the Highway Business District. The applicant proposes that the property be used as a light manufacturing facility. The motion was seconded by Mr. Oldershaw. Roll call vote: Fred Anderson – aye, Spencer Garrett – aye, Mike Oldershaw – aye, Dave Penny – aye, Tom Mangieri – aye.

Mr. Rowehl convened the public hearing for the Cheshire Oil Co. at 8:18 PM and asked Mr. Schrantz, VP of the company to make his presentation. Mr. Schrantz indicated that they had taken into consideration concerns expressed at the previous conceptual consultations before the Board and had revised their plans. They no longer wished to extend the building along the north side and had withdrawn their request for a variance to do so. They currently plan to expand the building in the back (East Side) and he presented a drawing reflecting the change. He indicated that the expansion would increase the sq. footage from about 2,000 to 3,700. They also had plans to extensively remodel the building in keeping with the architectural feel of the community and he presented renderings of the new building.

Mr. Mangieri asked if any traffic studies had been done. Mr. Schrantz said that they had spoken to the State and they anticipated receiving a letter stating that there would be no problem with the traffic. Mr. Schrantz confirmed Mr. Mangieri's inquiry that they would be adding about 1,600 sq. ft. of space. Mr. Penny asked if they were going to maintain the current parking on the north side of the building. Mr. Schrantz said that they would and would be locating the Handicap parking against the building and re-stripping the lot. Mr. Anderson expressed concern with the traffic exiting the drive up window and crossing with traffic entering the queue for the window. Mr. Schrantz indicated that they planned to landscape the area exiting the drive up window and install a caution/stop sign. Mr. Mangieri asked if they had a projection on increased sales. Mr. Schrantz felt that there would be no increase in gasoline sales and he was not sure of the increase for the store

but would guess about 10%. Mr. Mangieri wanted to know how the Board could know how much traffic would increase without a traffic study being done.

Ms. Barr, the manager of T-Bird presented a form with approximately 150 signatures of people that would like to see a Dunkin Donuts at the site. She said that she has had a lot of positive feedback for such an operation. She felt that the facility would present job opportunities for a number of teenagers in the community. Ms. Steven, an abutter asked how much seating would there be at the counter. Mr. Schrantz indicated that it would remain about the same as it now is; namely 3 – 4 seats. Mr. Rowehl asked how the volume would be split. Mr. Schrantz indicated that about half of the volume would go through the drive in window. In response to Ms. Stevens question regarding hours of operation, Mr. Schrantz said that they would be open from 5:30 AM until 11:30 PM. Ms. Stevens asked what the plans were for signs and she was told by Mr. Rowehl that signage would have to conform to the Zoning regulations. Mr. Oldershaw suggested that no fuel deliveries be made during business hours. Mr. Mangieri asked about the length of the fuel trucks and was told that they are 55 feet long. At that point he concurred with Mr. Oldershaw's suggestion that fuel deliveries should be prohibited during business hours.

Ms. Stevens questioned the import of the list of signatures submitted by Ms. Barr since there was no description of the design of the facility that those who signed could have based there decisions on. Mr. Beblowski asked how many more visits a day was planned. Mr. Schrantz said that the best estimate would be an increase of about 10 – 15%. Mr. Mangieri felt that an expert should be hired to conduct a study to determine the increase in traffic. Mr. Essex asked if the Police Chief had reviewed the application and was told that he had not as yet seen the new drawings. Mr. Essex asked what the chances were that they would want to increase the seating. Mr. Schrantz said that they had no plans to. Mr. Beblowski asked if Cheshire Oil had obtained an easement for the traffic flow onto the property of Granite Bank. Mr. Schrantz said that they did not have an easement but did have a letter from the bank giving them permission to access the property. Mr. Beblowski asked if they planned to formalize an easement and Mr. Schrantz replied that they had no plans to do so at this time. Mr. Beblowski asked how they planned to continue the access if the property were sold to someone and an adversarial relationship developed. Mr. Schrantz said that they haven't gotten that far into the program as yet. Mr. Seavey said that he was speaking on behalf of the Baptist Church and neither he nor the church was against the Dunkin Donuts except they were concerned about the amount of damage that was being done to their property. Apparently, customers of T-Bird have been parking on the edge of the property and over a period of time more than 2 – 3 feet of the lawn have disappeared. He wanted to know what could be done to reclaim the lawn and if it would be possible to install a curb to protect the lawn.

Since there were no further comments from the public, Mr. Rowehl asked for questions from the Board. Mr. Oldershaw noted that what Cheshire Oil was asking for now was different than that which was requested in their letter of 10/1/01 which accompanied their application for a major site plan review. Mr. Schrantz said he would submit an updated letter. Mr. Oldershaw felt that Cheshire Oil should be responsible to install curbing to address the concerns of the Baptist Church.. Mr. Mangieri concurred. Ms. Stevens felt

that the requirement for curbing should apply to both sides of Route 202. Mr. Oldershaw suggested that the matter of curbing be taken back to the Selectmen to see what they could do. Mr. Penny said he would do so. Mr. Mangieri again insisted that the Board should ask for a professional traffic study. Ms. Barr felt that there would not be a significant increase in traffic over what currently exists. Mr. Mangieri felt that if an approval is given, there should be the stipulation that there would be no fuel delivery during store hours, or if the facility is open 24 hours a day, the deliveries should be during hours of low usage. Mr. Penny was concerned about traffic in the driveway in front of the north entrance and wondered if it would help to eliminate some of the parking spaces to permit a wider traffic lane. Mr. Mangieri asked for a clarification of the underground propane tank. Mr. Schrantz said it was to be moved 15' into the landscaped area. Mr. Beblowski was concerned that the Board was being asked to review an application that doesn't have all the current information and that serious consideration had not been given by Cheshire Oil to move the facility out of the 50' set back area. He felt that if this was done it would alleviate a number of concerns regarding the traffic flow and he asked why this was not considered. Mr. Schrantz said that perhaps he had previously misspoken and that they had looked at the possibility of moving the building but it proved economically unfeasible and might not necessarily improve the traffic flow. Mr. Penny raised the question as to whether or not the existing site can support the proposed expansion. Mr. Rowehl expressed concerned about the traffic exiting the north curb cut. He felt that the current situation was less than desirable and that it would only get worse with the addition of a Dunkin Donuts. He wondered if a traffic light should be considered. He concurred with Mr. Mangieri's suggestion for a traffic study. Mr. Oldershaw stated that in a previous conversation with officials from DOT they said the State would not install a traffic light at that intersection. Mr. Penny was concerned that there might be nothing that Cheshire Oil could do to get the Board approval. He concurred with Mr. Beblowski's feeling that perhaps the building should be moved. Mr. Mangieri speculated on what might happen if approval was not given. He felt the Board should receive a report from the Chief of Police as to the number of accidents which have occurred at the site over the past five years.

Based on the amount of new information received, Mr. Rowehl continued the hearing until 11/1/01 at 7:00 PM. The Secretary was asked by Mr. Mangieri to thank the Selectman for placing the flags in the meeting room and also requested that the Secretary purchase an easel for use in the meetings. Mr. Penny made a motion which was seconded by Mr. Mangieri to adjourn the meeting which was passed. Mr. Rowehl adjourned the meeting at 10:15 PM.

Respectfully submitted,

Paul L. Vasques, Secretary
Antrim Planning Board