

## ANTRIM PLANNING BOARD

November 15, 2001 Meeting

Members present:

Fred Anderson  
Bob Bethel  
Spencer Garrett  
Mike Oldershaw

Dave Penny  
Bill Prokop  
Tom Mangieri  
Ed Rowehl

Members absent:

Peter Beblowski

Public attendees:

Jen Cunningham  
Tad Schrantz, Cheshire Oil Co.  
Randall Bragdon, Souhegan Engineering  
Leslie Stevens  
Lloyd Henderson, The Villager

Chairman Rowehl opened the meeting at 7:03 PM with the continuation of the public hearing for Cheshire Oil Company to expand the existing T-Bird facility to accommodate a Dunkin Donuts with a Drive Up window. He asked if the representatives of Cheshire Oil had anything new to present which took into account the concerns of the Board at their meeting on 11/1/01. Mr. Bragdon presented a new set of drawings (Revision #3) and explained that they incorporated the following changes.

1. A four foot stockade fence would be installed on the north property line to protect the residence of Ms. Stevens from headlights of vehicles.
2. The area in front of the fence would be landscaped.
3. Fuel deliveries will primarily be made in the evening hours however they would require some leeway on the time of deliveries because of unforeseen circumstances such as weather.
4. They will address the problem of parking on the sidewalk along Route 202 by placing circular concrete planters at both ends of the sidewalk. They will also continue to work with the State to see if some form of a planter could be installed along the length of the sidewalk.
5. Parking area lights will have directional screening to minimize the amount of light which would shine on the property on the north side of the facility.

Ms. Stevens reviewed the plans and was concerned with the current spotlight on the building as it shines onto her property. Mr. Schrantz said that plans call for the removal of the spotlight when the building is remodeled and a less intrusive light will be installed. Mr. Mangieri ascertained that the height of the concrete planters would be 18" to 24". Mr. Rowehl pointed out that the height of plantings in the planters should not exceed 3' so as not to interfere with the line of sight of vehicles. Ms. Stevens said she still wasn't happy because of the expected increase in traffic but guessed that the plan was ok. Mr. Garrett asked if Cheshire Oil had some elevation drawings of the proposed

remodeling to be done. Mr. Schrantz stated that they were not available at this time but that the finished building would look more residential in appearance than commercial. Mr. Rowehl asked if there were any more questions or comments from the public or applicant. There being none he closed the public hearing and the Board went into deliberation. A motion was made by Mr. Garrett, seconded by Mr. Prokop to accept the application of Cheshire Oil Co. for a major site plan review for property located at 1 Concord St., Antrim, NH, Tax Map 1A, Lot 190 located in the Village Business District. The applicant proposes to extend the canopy over existing gas pumps and expand the T-Bird Building to incorporate a Dunkin Donuts facility. Roll call vote: Fred Anderson – aye, Spencer Garrett – aye, Dave Penny – aye, Bob Bethel – abstain, Bill Prokop – aye, Tom Mangieri – aye, The motion carried.

Mr. Rowehl then reviewed the application for compliance to the zoning regulations and concluded that the revised plan was in conformance. He then asked for comments from the Board. Mr. Mangieri felt that the revised plans were superior to previous ones submitted but in his opinion they were not complete. He felt that the Board should see the building elevation plans. He felt that “installing some kind of shrubbery” was not good enough and that the Board should have specific detail on the plantings. He also was not satisfied with the fuel delivery schedule and would like it pinned down to a specific time frame except for an emergency. He also wanted to know the dimensioning of the concrete planters and details of what would be planted in them. He asked if comments from the Fire and Police Chiefs had been received. He was advised that the two chiefs were requested to submit letters expressing their opinions on the application but none had been submitted.

Mr. Anderson asked where the delivery trucks would go and was told that most of them would deliver on the north side of the building. Mr. Prokop noted that even though parking on Concord Street is a problem, it is not in the jurisdiction of the Planning Board and is a matter to be addressed by the Police Department. Mr. Garrett commented that Cheshire Oil had addressed the Board’s concerns. He wasn’t concerned about the shrubbery as they would probably hire a landscaper. He felt that an elevation drawing would be nice but not necessary and as far as the fuel delivery he felt that they were doing their best. Mr. Prokop felt that the attitude of Cheshire Oil had been to cooperate and address the Board’s concerns. He recognized that the intersection is a problem but it is beyond the control of the Board. He felt that the Board had all the information they needed. Mr. Penny agreed with Mr. Prokop’s comments regarding Cheshire’s cooperation; however, he felt that pavement striping for the flow of traffic be done now as well as during the construction phase.

Mr. Mangieri moved that fuel deliveries are to be made in the evening hours with exceptions for the weather and conditions beyond the control of Cheshire Oil. There was no second to the motion. Mr. Anderson made a motion which was seconded by Mr. Garrett that the Site Plan approval includes the condition that any plantings in the traffic site lines at the property lines do not exceed 3’ in height. Roll call vote: Fred Anderson – aye, Spencer Garrett – aye, Dave Penny – aye, Bob Bethel – abstain, Bill Prokop – aye, Tom Mangieri – aye. The motion carried.

Mr. Garrett moved to approve the application of Cheshire Oil Co. , Planning Board file #2001-011 Tax Map 1A, Lot 190 for a major site plan review for property located at 1 Concord Street, Antrim, NH, located in the Village Business District. The applicant proposes to extend the canopy over existing gas pumps and expand the T-Bird building to incorporate a Dunkin Donuts facility. The following conditions apply to the approval:

1. The site plan approved is per drawing dated September 26, 2001, Project #01-172, Revision 3 entitled Cheshire Oil Co., T-Bird Mini Mart
2. Any plantings in the traffic site line at the property line are not to exceed 3' in height.

Roll call vote: Fred Anderson – aye, Spencer Garrett – aye, Dave Penny – aye, Bob Bethel – abstain, Bill Prokop – aye, Tom Mangieri – nay, The motion carried.

Tom Mangieri made a motion to approve the minutes of the November 1, 2001 meeting as corrected. The motion was seconded by Mr. Garrett and passed.

Mr. Mangieri indicated he was working on the letter to PSNH regarding the overseeing of tree cutting and trimming on scenic roads. The Secretary was instructed to send a letter to the Maharishi Vedic School directing them to the applicable zoning regulation for their current project to build a residence.

Mr. Mangieri was authorized to spend up to a \$100.00 to purchase an easel for the meeting room.

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

Mr. Rowehl adjourned the meeting at 8:51 PM.

Respectfully submitted,

Paul L. Vasques, Secretary  
Antrim Planning Board