

ANTRIM PLANNING BOARD

February 21, 2002 Meeting

Members present:

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

Public attendees:

Jen Cunningham	Pam Veanstra	Dwight Hyde
Liz Robertson	John Davy	Paul Dugre
Michael Genest	Peter Moore	Bruce French
Fred Ernst	Peter D. Mellen, LLS	Donald R. Mellen, LLS
Paula Bishop	Ben Chadwick	Don Cogliano
Mud Cogliano	Carol Grant	Lindy Grant
Bill Rist	Randall Billings	

Chairman Rowehl called the meeting to order at 7:00 PM. the first order of business was a public hearing on the request of Paul Dugre for a Major Site Plan Review for property located at 269 Concord Street, Antrim, NH 03440 Tax Map 4, Lot 111 in the Highway Business District. The applicant proposes to operate an Automotive Repair and Sales facility. Mr. Dugre explained that he was currently operating an automotive repair facility at the Sunoco station in the center of town and he wished to move it to the property on Concord Road. He presented a plan of the property showing the location of the building, the area where he proposed to keep cars for service and an area where he planned to thin the trees along route 202 (Concord Road).

Mr. Rowehl asked if there were any abutters in the room that wished to speak in support of the application. No one spoke. He then asked for those wishing to speak against the application. The Secretary read a letter from Marguerite M. Pywar-House expressing various concerns she had about Mr. Dugre's proposed use of the property and requested that the Board take these concerns into consideration. The Secretary also indicated that he had received a call from Mr. Kerber who was an abutter and he objected to the proposed use. Mr. Kerber had been advised to send a letter to the Board outlining his objection but no such letter had been received by the time of the hearing. Mr. Rowehl then asked the Board members for their comments and/or questions.

Mr. Anderson asked about the hours of operation. Mr. Dugre replied that he would normally be open from 7:30 AM to 5:30 PM Monday through Friday. If he were to stay later during the week he would close the doors to minimize any noise. On Saturdays he would normally close by 2 PM. In response to Mr. Mangieri's question, Mr. Dugre located on the map where he planned to park vehicles that where in for repair. Mr. Mangieri inquired about a septic system. Mr. Dugre indicated that one was not in place at this time but he proposed to install one within a year. Mr. Rowehl thought there was a septic system in place but Mr. Davy indicated it had been removed by Mr. Harriman. In response to questions regarding disposal of parts and hazardous waste, Mr. Dugre indicated that Waste Management picked up his scrap parts. He would maintain waste oil in a 275 gallon tank which would be collected by Green Harvest. Antifreeze would be kept in a 55 gallon drum and disposed of in Greenville. Mr. Mangieri asked how Mr. Dugre proposed to wash his hands if he did not have a septic system in place. Mr. Dugre indicated that he mostly used a degreaser to clean his hands and would rinse them in a bucket. In response to Mr. Beblowski's question as to where he would store vehicles, Mr. Dugre said they would be located in the area where the old Artech building was. Mr. Beblowski asked if Mr. Dugre was planning to

store cars for sale. Mr. Dugre indicated that he would be selling very few cars, perhaps a couple at a time. He intends to concentrate his business on the repair of vehicles. He also indicated that he had no intention of locating vehicles in front of the building or on the circle noted on the map. Mr. Beblowski noted that there were no wetland delineations on the map and he referred to the concerns expressed in the letter from Ms. Pywar-House. Mr. Dugre stated that he was not aware of any wetlands on the property and that if there were any wetlands they were on the adjacent lot, Map 4, Lot 110. Mr. Mangieri asked if any activity would be conducted to the rear of the building. Mr. Dugre indicated that he had no intention of using any of the property other than perhaps a 15 foot strip of land behind the building. Mr. Beblowski confirmed that the storage tank for waste oil was at the gable end of the roof so no water runoff would fall on the tank; however he suggested that the tank be kept inside the building on the cement slab. Mr. Dugre said he would do that. Mr. Dugre also confirmed that there were no drains in the floor.

There being no further questions from the Board, Mr. Mangieri moved that the application of Paul Dugre for a Major Site Plan Review for property located at 269 Concord Street, Antrim, NH 03440 Tax Map 4, Lot 111 in the Highway Business District to operate an Automotive repair and sales facility be accepted. The motion was seconded by Mr. Garrett. Roll call vote: Fred Anderson – aye, Bill Prokop – aye, Bob Bethel – aye, Dave Penny – aye, Tom Mangieri – aye, Spencer Garrett – aye.

Mr. Anderson moved that a condition be placed on the approval of the application to limit the number of vehicles on the lot. The motion was not seconded. Mr. Prokop asked that a condition be placed on the approval that a septic system be installed within a year and that the location of vehicles on the property be restricted. Mr. Prokop moved that the application of Paul Dugre for a Major Site Plan Review for property located at 269 Concord Street, Antrim, NH 03440 Tax Map 4, Lot 111 in the Highway Business District to operate an Automotive repair and sales facility be approved with the following conditions. 1. The applicant would install a septic system within one year from the date of the application, 2. Documentation establishing the wetland boundaries would be supplied to the Planning Board no later than June 30, 2002, 3. All vehicles would be located behind the access drive which traverses in front of the building. The motion was seconded by Mr. Mangieri. Roll call vote: Fred Anderson – aye, Bill Prokop – aye, Bob Bethel – aye, Dave Penny – aye, Tom Mangieri – aye, Spencer Garrett – aye.

Chairman Rowehl opened the public hearing on the application of the Maharishi Global Development Fund for a Major Subdivision. The applicant proposes to subdivide property at 78 North Branch Road, Tax Map 8C, Lot 12 in the Rural and Highway Business District into five (5) lots. Mr. Peter Mellen, the surveyor representing the Maharishi Global Development Fund stated that the applicant owned two parcels of land; one north of Stacy Hill Road and one south of the road. He indicated that there were certain parcels of the property which could no longer be utilized by the applicant, therefore it was their intention to subdivide the property into five (5) lots and to sell three of the lots being subdivided off. Lots #2 & #3 were on the current school water and septic system and lot #1 was on the water system only. These three lots would be taken off the existing water and sewer system and would be required to have their own septic system and water supply. As yet the applicant had not applied to the state for the septic system approval for the three lots being subdivided but proposed to do so within the next seven days.

Mr. Rowehl declared a ten minute recess to give Mr. Mellen the opportunity to explain the proposal and subdivision maps to the public attendees. Following the recess, Ms. Pam Veandra complained that she had asked Mr. Hyde to go to Town Hall to obtain copies of the application and supporting documents and they had been denied to Mr. Hyde. She said that because of her

work schedule she was unable to get to Town Hall to review the documents; consequently she felt she was unfairly denied the opportunity to review the application prior to the meeting. The Secretary read the public notice which appeared in the newspaper wherein it stated that the application and supporting documents were available at Town Hall for review. He indicated that it was not the policy, nor was it required by law to provide copies of the application and supporting documents. Mr. Mangieri noted that Mr. Quinn, an abutter who was currently out of town had called and asked to review the documents.

Mr. Herman stated that he had reviewed the application and maps. He felt that it was a nice piece of work and he hoped that the project would go well. Mr. Rowehl asked if there were any others in the audience who wished to speak in favor of the application. No one came forth. He then asked for those who wished to speak in opposition to the application. Mr. B. Dwight Hyde read a letter submitted to the Planning Board expressing concern that the current water system utilizing the water tower had adverse affects on the water table in the area to the extent that surrounding properties could no longer draw water. He urged the Planning Board not to approve the application. Mr. French said that he was speaking for himself as well as Mr. Ernst and he was concerned about the amount of traffic that would be generated. He said that there are a lot of children in the area and that even though the speed limit is 15 mph it is customary for vehicles to travel 30 – 40 mph in the area. He was also concerned about the condition of the existing bridge. He felt it was in such poor condition that many trucks entered the area via River Road.

The Secretary read a letter received from Mr. Barry Proctor which posed five questions. Mr. Rist of Maharishi attempted to answer them as follows:

1. Q: Whatever happened to the School idea? A: At one time there had been a small school with between 6 – 12 students for grades 5th – 9th, The school ran for a few years and then the number of interested families decreased so the school was dropped. The is still a small school operation but only in the area of transcendental meditation. There are other activities but they are related to the administrative support of the schools.
2. Q: Why was the former Hawthorne College been allowed to deteriorate to its present state? A: The facilities were already deteriorating when acquired by Maharishi. If Maharishi had not acquired the property, the condition of the facilities would be in worse shape then they are today. Many of the deteriorating buildings have been demolished. Actually, a significant improvement has been made in the area.
3. Q: How can we be sure that this ruse will not be continued? A: I cannot answer this question.
4. Q: Didn't I hear that they have been delinquent in paying taxes to the town? A: I am not aware of that. It's possible that we may have gotten behind.
5. Q: Isn't it reasonable to assume that we have been duped? A: I am unable to answer that question.

Mr. Prokop asked what is the Maharishi Global Development Fund? Mr. Rist replied that it was an organization developed to inspire the creation of healthy housing, to conduct research on the benefits of this housing, and thereby to inspire developers and the public throughout the world to adopt this healthy housing approach. He indicated that the reason of the subdivision was to raise money to put back into the development of the property. Ms. Veandra asked what sort of development was proposed for the subdivision. Mr. Mellen replied that the subdivided property will be sold as is. He said that Maharishi was not sure of what they would be doing with the development of the remainder of the property and when they had decided, they would be coming

before the Board for the necessary approvals. Mr. Herman wondered if the area would be reverting back to what it once was, i.e. "the North Branch Village" and Mr. Mellen replied that this might be the case. Ms. Veandra was concerned about the amount of traffic that would be generated on that stretch of Stacey Hill Road from the end of the Maharishi property up to their property because that section of the road is not maintained by the town.

Since there were no further comments from the public the Board entered into deliberation. A question arose as to whether or not the Board could approve the subdivision of a lot that contained an existing building which was within the 50 foot front yard set back. It was decided that a legal opinion would be obtained from Town Counsel. Mr. Beblowski asked if any environmental studies were required in conjunction with obtaining a loan to build the current house for the school. Mr. Billings said such a study was done and he would supply the Board with a copy. At this point the Board began to review the checklist of requirements for a Major Subdivision. The review was completed through item #22 (Section C, para. 1.a(18)). Town counsel would be contacted to clarify Section C, para. 1.a(5), 1.a(11), 1.a(15) and 1.a(18). It was also decided by the Board that in order to expedite the review, the Secretary would meet with Mr. Mellen to determine what items of the checklist were satisfied. The Secretary will contact Mr. Mellen as soon as he has had a response from Town Counsel. Mr. Rowehl declared that the Public Hearing would be continued at 7:00 PM on March 7, 2002.

A motion was made by Mr. Mangieri, seconded by Mr. Garrett to approve the minutes of the January 3, 2002 meeting. The motion passed. A motion was made by Mr. Anderson, seconded by Mr. Prokop to approve the minutes of the February 7, 2002 meeting. The motion passed.

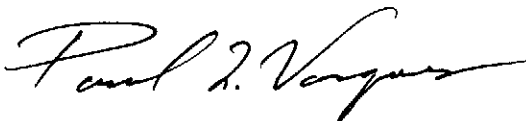
Mr. Mangieri indicated that he was still working on a letter to PSNH to spell out the overseeing of tree trimming on scenic roads. Mr. Garret reported on his review of the Southwest Region Transportation Plan – 2001 Update. He indicated that Mr. Prokop's comments were to be transmitted to SWRPC by the Secretary and he would make his input through the committee he was currently serving on. The Board approved Mr. Garrett's request to purchase the "NHMA Handbook on NH Law of Local Highways Streets & Trails" for \$35.

The Secretary asked the Board if it was their desire to have a checklist prepared for Minor Subdivisions, Site Plan Reviews, etc. It was the consensus that such a checklist should be prepared and made part of the application form.

A motion to adjourn was made by Mr. Mangieri which was seconded by Mr. Anderson and passed.

Mr. Rowel Adjourned the meeting at 10:35 PM.

Respectfully submitted,



Paul L. Vasques