

ANTRIM PLANNING BOARD

March 7, 2002 Meeting

Members present:

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

Public attendees:

Representing Maharishi Global Development Fund

Bill Rist

Randall Billings

Peter Mellen, LLS

General Public

Jen Cunningham

Paul Young

Bruce French

Lloyd Henderson (The Villager)

Vice Chairman Anderson convened the meeting at 7:00 PM. He announced that this portion of the meeting would be the continuation of the public hearing on the request by 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. Prokop asked if Mr. Rist would summarize the previous plans presented during a series of conceptual consultations during 2001. Mr. Rist indicated that they were looking to the future and were planning development in a series of steps. Their long range goals called for an Administration Building, Hospital/Medical Center, and some subdivision for housing. He indicated that the subdivision presently before the Board was to raise funds to continue with the other development plans. They had first planned to develop the Administrative Building and one house; however the Administrative Building was put off because of wetlands in the area. One residential unit has been started and the Hospital/Medical Center is probably the most remote item on their agenda. He reiterated their need to raise funds to continue with the development.

Mr. Oldershaw pointed out that since this was the beginning of long range plans it would be required to survey the entire property. Mr. Rist said that it was their intention to survey the entire property at some time but they were not expecting to go through that expense at this time. Mr. Oldershaw asked when the property was last surveyed and would they certify that the information on that survey was correct. Mr. Mellen said the property had been surveyed in 1990 for Nathaniel Hawthorn College. Mr. Oldershaw reiterated his opinion that there should be a current survey of the entire property. Mr. Billings agreed that the entire property should be surveyed; however they were only asking for three plots to be subdivided. Mr. Mangieri asked what the status was of the house that they had started to construct. Mr. Billings indicated that they had only finished the foundation. Mr. Mangieri asked what the cost of a full survey would be. Mr. Mellen indicated that it could

be in the "tens of thousands". Mr. Mangieri asked Mr. Mellen if he has surveyed similar size properties in the past and if so, what had they cost. Mr. Mellen indicated that survey costs could not be compared to other lots of similar size because of the differences in topography; hence he would stick with his previous estimate. Mr. Billings indicated that another reason for not conducting a full survey was the element of time.

Mr. Beblowski said that he did not see the Maharishi Global Development Fund noted as the owners of the property. Mr. Mellen agreed that this was not clear and he would add the Maharishi Global Development Fund as owners of record. Mr. Beblowski asked if the Environmental Report requested at the last meeting was provided and he was advised that it was in the possession of the Secretary. Mr. Bethel noted that there was no mention of holding tanks and he wanted to know if they were addressed in the report. Mr. Oldershaw felt that the holding tanks should be shown on the drawings or be certified that they had been removed. Mr. Billings indicated that a number of the tanks were in place. Mr. Beblowski concurred with Mr. Oldershaw in that any tanks remaining should be shown on the plans.

Mr. Anderson asked for the sources of water and sewer for the subdivided lots. Mr. Mellen indicated that lots 2 & 3 were on the old college sewer system and lot 1 had it's own septic system. All three lots were on the old college water system. Mr. Mellen indicated that it was the intent to have the new owners of the property have their own water and sewer system. Mr., Billings indicated that this may or may not be made a prerequisite of the sale of the property. Mr. Mangieri asked if there were any other facilities which would remain on the three lots being subdivided which would continue to be owned by the school. Mr. Mellen said that there would be and they are shown as easements on the map. Mr. Mangieri asked about electrical service. Mr. Billings said that the goal was to make each of the lots being subdivided as independent as possible. Currently the entire campus is on one meter. Mr. Mangieri felt that the final plans should show how the electric service would be metered to the individual lots. Mr. Mellen reviewed the layout of the current PSNH lines. Following some additional discussion, Mr. Mellen said he would try to get a letter from PSNH to clarify how the electrical supply could be handled for the subdivision.

Mr. Billings asked if those items being asked for are required or would it just be nice to have them. At this point the Board began to review the check list of requirements for a major subdivision. Mr. Mellen presented a letter (a copy of which is located in Planning File #2002-002) dated March 6, 2002 wherein he requested a number of waivers from the requirements. Mr. Oldershaw felt that the request for a waiver for distances and bearings on property lines for the entire property should be provided. Mr. Prokop pointed out that this was being required of all applicants and if a waiver were to be granted it would be unfair to other applicants. The Board continued to review Mr. Mellen's letter and voted on his various requests for waivers. The results of the vote (listed by item # on the check list) follows:

<u>ITEM</u>	<u>VOTE</u>	<u>RESULT</u>
9	Mr. Bethel – nay, Mr. Prokop – nay Mr. Mangieri – nay, Mr. Garrett – nay	Denied
13	Mr. Bethel – nay, Mr. Prokop – nay Mr. Mangieri – nay, Mr. Garrett – nay	Denied
15	Mr. Bethel – aye, Mr. Prokop – aye Mr. Mangieri – aye, Mr. Garrett – aye	Conditional
16	Mr. Bethel – aye, Mr. Prokop – aye Mr. Mangieri – aye, Mr. Garrett – aye	Conditional
19	Mr. Bethel – nay, Mr. Prokop – nay Mr. Mangieri – nay, Mr. Garrett – nay	Denied
20	Mr. Bethel – nay, Mr. Prokop – nay Mr. Mangieri – nay, Mr. Garrett – nay	Denied
22	Mr. Bethel – aye, Mr. Prokop – aye Mr. Mangieri – aye, Mr. Garrett – aye	Conditional
23	Mr. Bethel – aye, Mr. Prokop – aye Mr. Mangieri – aye, Mr. Garrett – aye	Conditional
43	Mr. Bethel – nay, Mr. Prokop – nay Mr. Mangieri – nay, Mr. Garrett – aye	Denied

Following the review, Mr. Mellen requested a ten minute recess so he could consult with his client.

Following the recess and as a consequence of the review, a motion was made by Mr. Bethel and seconded by Mr. Mangieri to reject the application as incomplete. Roll call vote: Bob Bethel – aye, Bill Prokop – aye, Tom Mangieri – aye, Fred Anderson - aye, Spencer Garrett – aye. The Secretary was instructed to notify the applicant as required by RSA 676:4. Mr. Prokop moved that the notification be provided within a week. The motion was seconded by Mr. Mangieri and passed. A revised checklist dated 3/7/02 showing items still required by the Board for the application to be considered complete is in Planning Board file #2002-002.

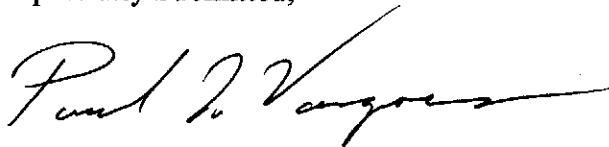
Mr. Prokop made a motion which was seconded by Mr. Bethel and passed to waive the application fees should the applicant choose to resubmit an application for the subdivision.

Mr. Billings expressed his appreciation of the manner in which the Board was fair to all applicants regarding surveying of the entire plat; however he felt that the problem with the decision tonight was that the Board did not consider the uniqueness of their application. As a result, a financial hardship was being imposed on the applicant.

The Vice Chairman continued with the business portion of the meeting. Mr. Prokop moved to accept the minutes of the February 21, 2002 meeting as corrected. Mr. Garrett seconded the motion which was passed. Mr. Bethel moved to renew our subscription to "Planwireless". The motion was seconded by Mr. Mangieri and passed. The Secretary was instructed to do so. Mr. Mangieri made a motion which was seconded by Mr. Garrett and passed to cancel the March 21st meeting. The Secretary reminded the members that the next regular meeting scheduled for April 4th would be an organizational meeting as well as for other business.

Mr. Mangieri moved to adjourn the meeting. The motion was seconded by Mr. Bethel. Vice Chairman Anderson adjourned the meeting at 10:30 PM.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Paul L. Vasques". The signature is written in black ink and is positioned above the typed name.

Paul L. Vasques, Secretary
Antrim Planning Board