

ANTRIM PLANNING BOARD

April 18, 2002 Meeting

Members present:

Peter Beblowski	Bob Bethel	Spencer Garrett
Tom Mangieri	Mike Oldershaw	Craig Oshkello
Bill Prokop	Ed Rowehl	

Members absent:

Fred Anderson

Public Attendees:

Jen Cunningham	Mary Meyers	Kimberley Dionne
Noreen Kilbridge	Peter Moore	Stephanie Frosch
Carol Webber	Pat Webber	Michael Frosch
Shelly Nelkens	Beth Merrill	Arthur Merrill
David Crane, PSNH	Mark Shippee, Lewis Tree Service	
Lloyd Henderson, The Villager		

Chairman Rowehl opened the meeting at 7:00 PM and introduced the Board members. The first order of business was the request by Thomas & Mary Meyers for a Change of Use for property located at 159 Old Hancock Road, Antrim, NH 03440 Tax Map 2, Lot 80 in the Rural District. The applicant proposes to establish an alternative middle school for grades five through eight. Ms. Meyers indicated that they propose to provide alternate choices for middle schooling. There would only be four to eight students and there would be a substitute teacher. The following abutters spoke in support of the application: Mr. Webber, Ms. Kilbridge, Mr. Moore, and Ms. Dionne. No one spoke in opposition to the application. In response to Mr. Rowehl's question regarding parking spaces, Ms. Meyer indicated that there were six parking spaces but there would probably be only two cars at a time occupying the spaces. Mr. Mangieri asked what would happen if the teacher were sick and Ms. Meyer indicated that they had substitute teachers. Mr. Rowehl asked if Ms. Meyers was a teacher and she indicated that she had her teaching certificate even though she had not taught for some time. She did not intend to teach at the school although she planned to help out. Ms. Meyers was questioned if the building was up to standards for a school. She indicated that she had spoken with Chief Beauchamp who inspected the premises and he said a rear exit would be needed and that she had to complete a form that would be provided by the Chief. Ms. Meyers indicated that the building was only one story. Mr. Bethel asked if there would be an automatic fire alarm system. Ms. Meyers indicated that an automatic fire alarm was not required as it was her understanding from the Chief that smoke detectors would be sufficient if a rear exit were installed. Ms. Meyers indicated that plans were being drawn up for a new septic system and that the system was being designed for the maximum number of students. In response to whether or not a private school needed to meet handicap standards, Ms. Meyers stated that she was not sure. Mr. Rowehl asked how the curriculum was developed. Ms. Meyers said that the teacher had a Masters Degree as well as a number of years teaching experience and she would follow the New Hampshire guidelines.

Ms. Kilbridge stated that Ms. Meyers would be applying to the State for approval. The State would require that the school meet State fire codes, school curriculum and issue a certification. Mr. Oldershaw suggested that the members conduct an on site review of the facility and that the Board accept the application. Mr. Mangieri suggested that the public hearing be continued until the next meeting to permit members time to review the checklist. Mr. Prokop moved to accept the application of Thomas & Mary Meyers and that the Chairman, Vice Chairman and Mr. Bethel follow up with the Fire Chief to insure that the proper inspections are done and documentation obtained. The motion was seconded by Mr. Beblowski. Role call vote: Mr. Beblowski – aye, Mr. Prokop – aye, Mr. Mangieri – aye, Mr. Garret – aye, Mr. Bethel – aye. The public hearing will be continued on May 2, 2002 at 7:00 PM.

The next order of business was the continuation of the 11/1/01 public hearing for Public Service Co. of New Hampshire to remove and trim trees and bushes along Scenic Roads in Antrim, New Hampshire during the year 2002. Mr. Rowehl referenced a letter dated April 8, 2002 from the Board to PSNH outlining the requirements that the town would impose on PSNH. Mr. Crane, Regional Arborist for PSNH introduced Mr. Mark Shippee of Lewis Tree Service, Forman of the company that would do the trimming. He then stated that PSNH had responded to the Town's request with their letter of April 12, 2002 except for item #7 which requested the marking of all affected trees prior to the public hearing. He said that there had not been sufficient time to accomplish this and that there were four roads remaining to be marked.

Ms. Nelkens asked the procedure PSNH would follow during cleanup and Mr. Crane read from PSNH's letter of August 10, 2001 which covered the procedure in detail. Ms. Nelkens then requested receiving some chips and was told that all she need do is contact the crews when they were in her area. Mr. Mangieri suggested that this information be made available to the newspapers. Mr. Beblowski asked that care be taken that chips not be spread into standing water, vernal pools or on top of stone walls. Mr. Garrett clarified for the public attendees that the requirements for trimming and cutting being imposed by the Board only applied to the scenic roads in town; however, the issue of cleanup applied to work done on all town roads. Ms. Nelkens asked how permission was obtained if the property owners were on vacation. Mr. Crane explained that PSNH records often had alternate phone numbers and addresses whereby the homeowner could be contacted. If this was not possible, they would bypass that property until permission could be obtained. There was some discussion of disposal of wood and Mr. Mangieri mentioned the wood bank administered by The Grapevine. Mr. Beblowski indicated he would contact The Grapevine to determine how the Wood Bank was conducted and if they could use wood from the PSNH cutting. The Grapevine in turn would contact Mr. Shippee.

Mr. Moore asked what the purpose of trimming and cutting was and what the specifications were. Mr. Crane explained that prior to regular maintenance, falling tree limbs was the cause of about 60% of all power outages. Since PSNH has been trimming and cutting more frequently, falling limbs now account for only about 30% of power outages. He stated that trimming and cutting is done eight feet to each side, 15 feet above and 10 feet below the lines. Mr. Oldershaw felt that PSNH had done a good job of

responding to the requests of the Board. Mr. Rowehl determined that the public hearing of November 1, 2001 was closed. The current April 18, 2002 hearing would be continued on June 6, 2002 at 7:00 PM which would give PSNH adequate time to mark trees on the remaining roads so the public would have time to view them. Mr. Crane will notify the Secretary when trees are marked who in turn will notify Mr. Mangieri and Mr. Oldershaw to review same before the meeting on June 6th.

The business portion of the meeting began with the minutes of the April 4, 2002 minutes. Mr. Mangieri moved that they be approved as corrected. The motion was seconded by Mr. Beblowski and passed. The Board then considered the request of Jen Cunningham to be considered as an alternate member to the Board. When asked by Mr. Beblowski why she would want to join the Board, she said that she had been attending meetings regularly, liked the idea that the Planning Board made decisions which touched many things taking place in the town, that it was fascinating and she would like to learn more. Mr. Mangieri asked if she would be prepared to vote in the event she was asked to sit for an absent member and Ms. Cunningham said she would be. Mr. Garrett moved that Ms. Cunningham be appointed as an alternate to the Board. The motion was seconded by Mr. Bethel and passed.

Mr. Prokop raised the question as to why an alternate had not been appointed to sit for Mr. Anderson who was absent. Following some discussion he moved that the following resolution be adopted:

"Resolved that the Chairman or Vice Chairman appoint an alternate to sit for any absent elected member at the beginning of a Planning Board meeting. Should the absent elected member arrive late at the meeting, and an alternate was appointed to replace him/her, the elected member will be permitted to participate in any matter before the Board; however, he/she will not be permitted to move, second a motion or vote on any matter before the Board for the entire meeting. Those actions shall remain the prerogative of the alternate member appointed to replace him/her."

The motion was seconded by Mr. Mangieri and passed.

Mr. Prokop moved that Mr. Garrett represent Antrim at the US 202 Corridor Study Advisory Committee meeting to be held on April 22, 2002. The motion was seconded by Mr. Beblowski and passed.

Mr. Beblowski had been able to determine that a review of RS 155:E requires that any permits issued for an excavation site have an expiration date. He felt that this would facilitate determining who if any local operators had valid permits. He indicated he would try to prepare a summary of various ordinances regarding excavation sites by the May 16th meeting. Mr. Prokop indicated that he was made aware that the Board could ask that a State representative knowledgeable about excavation sites could be invited to speak to the Board.

The Secretary presented a summary of definitions that are currently in the Zoning Ordinance Manual. It also included a list of permitted uses and use permitted by special exception, some of which had definitions and some did not. In addition there were a number of new items which should probably be defined. Following some discussion, it was agreed that the members would review the material between meetings and that the Board would review one page of definitions at each meeting.

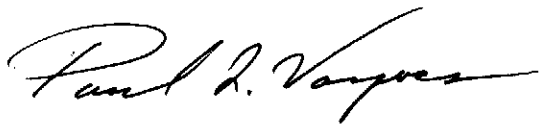
Mr. Prokop brought the Board up to date on the case of Charles Setaro whose business was in violation of zoning ordinances by reading a letter from the Zoning Enforcement Officer outlining the course of action to be followed by Mr. Setaro.

Mr. Beblowski stated that he had received a call from Carol Olgivie of the NH State Planning Office regarding a possible update of the 1981 Flood Plain maps. The Army Corp of Engineers is planning a drive through the town and would like a knowledgeable resident to ride along with them. Mr. Beblowski indicated he might be the one to accompany them.

A motion made by Mr. Mangieri to adjourn the meeting was seconded by Mr. Beblowski and passed.

Chairman Rowehl adjourned the meeting at 9:04 PM

Respectfully submitted,



Paul L. Vasques, Secretary
Antrim Planning Board