

## ANTRIM PLANNING BOARD

May 2, 2002 Meeting

Members present:

Fred Anderson  
Jen Cunningham  
Mike Oldershaw  
Ed Rowehl

Peter Beblowski  
Spencer Garrett  
Craig Oshkello

Bob Bethel  
Tom Mangieri  
Bill Prokop

Public attendees:

David Penny  
Tom Meyers

Dotti Penny

Mary Meyers

Chairman Rowehl opened the meeting at 7:00 PM with the introduction of Board members and announced that the first order of business was the continuation of the April 18, 2002 public hearing on 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. Mr. Rowehl felt that he should not chair the meeting as he had a problem with his hearing so he turned the meeting over to Vice Chairman Mangieri.

Mr. Mangieri presented letters from Fire Chief Beauchamp and Mr. Parsons, the Building Inspector who had visited the site. Both letters stated that the proposal presented by the Meyers was in compliance with codes. Mr. Oldershaw asked what the minor items were that were requested by the Fire Chief. Ms. Cunningham who had visited the site with the Building Inspector indicated that the Chief required hard-wired smoke detectors, a rear exit for egress, exit signs and CO detectors. Mr. Meyers indicated that they would be installing swing out doors with bar openers even though they were not required by the Fire Chief. Mr. Oldershaw asked what changes were recommended by the Building Inspector. Mr. Mangieri said they were the same as those recommended by the Fire Chief. After some discussion it was agreed that it was not necessary for the Board to know the specific changes required as they would be under the control of the Building Inspector as part of his inspection procedure.

Mr. Prokop made the following motion: "Move to approve the application of Thomas & Mary Meyers for a Change of Use for property located at 159 Old Hancock Road, Antrim, NH, Tax Map 2 Lot 80 located in the Rural District. The applicant proposes to operate an alternative middle school for grades five through eight. The following conditions apply.

1. Planning Board requirements, commitments and agreements made by the applicant and/or his agent as recorded in the meeting minutes dated 4/18/02 and 5/2/02 as they pertain to this application are a conditional part of this approval and attached hereto.
2. The applicant is to obtain a building permit and adhere to all building, health and fire codes."

The motion was seconded by Mr. Anderson and Mr. Mangieri called for discussion. Mr. Meyer indicated that the State had requirements for space per student and he felt that should determine the total number of students allowed by the school. Mr. Prokop felt the number should be determined by the Building Inspector. Mr. Beblowski reviewed the septic design which specified

that the capacity would be fifteen students. Following additional discussion, it was the consensus that the application (Meyer's letter dated March 26, 2002) should be amended to read "serving up to fifteen students". Roll call vote: Mr. Bethel – aye, Mr. Prokop – aye, Mr. Rowehl – aye, Mr. Garrett – aye, Mr. Beblowski – aye, Mr. Anderson – aye.

Mr. Rowehl moved that the minutes of the April 18, 2002 meeting be approved as corrected. Mr. Beblowski seconded the motion which was carried. Mr. Beblowski moved that the Board approve a \$240 registration fee for Ms. Cunningham to attend a workshop on Watershed Ecology. The motion was seconded by Mr. Bethel and passed.

The Secretary reviewed letters sent by the Building Inspector to Fred & Dorothy Whiting, Jane T. Pendergrass, and Robert Berry notifying them of violations to the zoning ordinance.

Mr. Garrett reported on the 4/22/02 meeting of the US 202 Corridor Study Advisory Committee. He indicated that the study would extend from the Massachusetts border to Hillsborough. The study is being administered by SWRPC which will meet once a month. They will attempt to identify potential problems and offer suggestions for improvement. The same scenario may be followed in the future for Route 9 from Antrim to Stoddard. Mr. Garrett will report the committees activities to the Board.

Mr. Beblowski reported that he and Mr. Oshkello were in the process of drafting an ordinance for excavation sites. The Secretary reported that Ms. Cunningham would be working with Mr. Anderson to draft an ordinance for Adult Oriented Business.

The members then reviewed page one of definitions for the Zoning Ordinance. Page 2 will be reviewed at the May 16<sup>th</sup> meeting. Mr. Oshkello asked about the nature of the logging around the Campbell Pond area. There was some question as to whether or not it was on Town land. Mr. Prokop said he would walk the area and report back to the Board. Mr. Garrett moved that the meeting be adjourned. The motion was seconded by Mr. Anderson and passed. Mr. Mangieri adjourned the meeting at 8:45 PM.

Respectfully submitted,



Paul L. Vasques, Secretary  
Antrim Planning Board