

## ANTRIM PLANNING BOARD

May 16, 2002

**Members present:**

Jen Cunningham  
Mike Oldershaw

Spencer Garrett  
Bill Prokop

Tom Mangieri  
Ed Rowehl

**Members absent:**

Fed Anderson  
Craig Oshkello

Peter Beblowski

Bob Bethel

**Public attendees:**

Scott Baker  
Paul Kerber

Gregory Goff  
Charles Setaro

Evelyn Kerber  
Anne Setaro

Chairman Rowehl opened the meeting at 7:00 PM with the introduction of Board members and indicated that Mr. Oldershaw was sitting for Mr. Bethel. The first order of business was the application for a lot merger of four separate lots by Scott Baker, Tax Map 8D, Lots 51 and 52, and Tax Map 8B, Lots 21 and 22 in the Highway Business District. After a brief discussion, Mr. Oldershaw made a motion to accept the application for voluntary merger per RSA-674:39a by Scott Baker. Mr. Prokop seconded the motion. Roll call vote: Mr. Oldershaw – aye, Mr. Prokop – aye, Mr. Garrett – aye, Mr. Mangieri – aye. Another brief discussion ensued, in which Mr. Oldershaw reminded the applicant that he would have to submit another application to the Planning Board if he were to decide to subdivide the property again. Mr. Mangieri made a motion to approve the application for the voluntary merger per RSA 674:39A by Scott Baker. Mr. Garrett seconded the motion. Roll call vote: Mr. Oldershaw – aye, Mr. Prokop – aye, Mr. Garrett – aye, Mr. Mangieri – aye. Chairman Rowehl then signed the application and gave it back to the applicant so that he could submit it to the Town Clerk and Mr. Baker could have a new lot number, which would be recorded in the Registry of Deeds.

Mr. Mangieri moved that the minutes of May 2, 2002 be approved as corrected. Mr. Prokop seconded the motion, which was carried by voice vote by Mr. Garrett, Mr. Prokop, Mr. Mangieri, and Chairman Rowehl. The group then reviewed a letter from the Town Counsel, who stated that any changes in definitions would require a ballot vote at town meeting. Chairman Rowehl said that Paul Vasques had expressed some concern that even one definition not approved of by the Town would cause the entire list to be voted down.

Mr. Prokop summarized his walk-through the property surrounding Campbell Pond with Mr. Beblowski, and confirmed that there was no logging on Town property. Ms. Cunningham described her walk-through on the Shaw's property in Hillsborough and stated that the project included reclamation of the wetlands on the property. Mr. Garrett reported that there had been no meeting of the US202 Corridor Study Advisory Committee. Since Mr. Beblowski was not in attendance, Chairman Rowehl decided to table discussion of excavation sites until the next meeting.

At 7:45 Chairman Rowehl opened the hearing to amend the Site Plan Review under Article V par.B.t. for property located at 1168 Concord Road, Antrim, NH 03440, Tax Map 7, Lot 76 in the Highway Business District which was granted on May 8, 2001. Mr. Setaro then presented a proposal to make changes on his property to expand his Automotive Sales & Service Business.

These included several numbered items, which Mr. Setaro marked on a map of his property, prior to the meeting,

1. Extend retail sales to the lower lot
2. Move proposed fence from rear left corner of building to front left corner of building.
3. Put up new fence at the front left corner of property, exposed to roadside public view, if used for storage.
4. Future plans are: addition to front of existing building for a showroom and new office for retail sales pending building permits.
5. Sign advertising Chucks Auto Quality Used Cars on lower lot of property.
6. Three-sided sheds to house vending machines on lower lot.
7. If sales should fall to an unacceptable level due to a recession or decline in the economy, I may have to park a car in my driveway close to the road during normal business hours, absolutely no overnight parking there.

In addition to the items mentioned above, Mr. Setaro indicated that he wanted to move a box trailer from view and put it in a less-visible location where originally a 50' fence was to be built. The group then stated that the box trailer was considered a structure, since it did not have wheels and required a 50' setback in the front of the property and a 20' setback in the back of the property.

Chairman Rowehl opened the meeting for public discussion. Paul Kerber and Evelyn Kerber started participating, but realized that they had intended to speak at the hearing for Mr. Dugre at Dugre's Auto Repair, which occurred several weeks earlier.

Mr. Oldershaw stated that using vending machines (#6) could constitute a change in use. He also stated that item #7 was not a concern of the Planning Board, but that of the State. Mr. Mangieri stated that an unattended vending machine could draw teenagers when no one is present to supervise them. Mr. Setaro agreed to remove item #6 from the proposal. Chairman Rowehl reminded Mr. Setaro that item #4 would require a site plan review, a public hearing and appearance before the Board for approval.

Mr. Mangieri was concerned that locating vehicles in the lower lot (#1) could lead to vehicles leaking contaminants into the seasonal brook, located on the border of the lot. Mr. Setaro said that he has procedures to monitor and take care of oil spills on a regular basis. After some discussion, Mr. Setaro agreed to inspect any vehicles for leaks before driving them to the lower lot and to not allow any vehicles to be parked closer than 25' from the seasonal brook. Mr. Garrett then suggested that a condition be included that would keep the box trailer from view.

Mr. Mangieri made the following motion: Move to accept Mr. Setaro's application, items #1, 2, 3, and 5 for an amendment to the Major Site Plan Review for property located at 1168 Concord Street, Antrim, NH, Tax Map 7 Lot 76 located in the Highway Business District, which was granted on May 8, 2001. The applicant plans to expand his Automotive Sales and Service business. 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 5/16/02 as they pertain to this application are a conditional part of this approval and attached hereto.
  - a. Any vehicles down in the lower lot have been inspected beforehand and are not likely to leak, creating an environmental concern.
  - b. No vehicles will be any closer than 25 feet from the seasonal brook or as specified in the RSA.
  - c. The box trailer be removed from view and located behind the building or on the back of the property.
2. The applicant is to obtain a building permit for any construction or alterations and adhere to all building, health and fire codes.
3. The applicant is to appear before the Planning Board if any further changes to the site plan are anticipated.

Mr. Garrett seconded the motion. Roll call vote: Mr. Oldershaw – aye, Mr. Prokop – aye, Mr. Garrett – aye, Mr. Mangieri – aye.

Mr. Prokop made the following motion: Move to approve Mr. Setaro's application, items #1, 2, 3, and 5 for an amendment to the Major Site Plan Review for property located at 1168 Concord Street, Antrim, NH, Tax Map 7 Lot 76 located in the Highway Business District, which was granted on May 8, 2001. The applicant plans to expand his Automotive Sales and Service business. The following conditions apply.

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Mr. Oldershaw seconded the motion. Roll call vote: Mr. Oldershaw – aye, Mr. Prokop – aye, Mr. Garrett – aye, Mr. Mangieri – aye.

Mr. Mangieri moved that the group postpone reviewing page two of the definitions for the Zoning Ordinance until Mr. Vasques gets back since he had contributed significantly to their drafting and might have something important to add to the discussion. At the next meeting, the group would cover pages two and three. This was passed by voice vote. Ms. Cunningham reported that the Adult Business ordinance was in process. Mr. Mangieri moved the meeting be adjourned. Mr. Garrett seconded the motion. Chairman Rowehl adjourned the meeting at 8:50 PM.

Respectfully submitted,



Jen Cunningham, Alternate  
Antrim Planning Board