

ANTRIM PLANNING BOARD

June 6, 2002

Members present:

Fed Anderson
Spencer Garrett
Ed Rowehl

Peter Beblowski
Tom Mangieri

Jen Cunningham
Craig Oshkello

Members absent:

Bob Bethel

Mike Oldershaw

Bill Prokop

Public attendees:

Tony Monteiro
Rick Smith

Katherine Bigwood
David Crane

Tom Dombroski
Paris Wells

Chairman Rowehl called the meeting to order at 7:00 PM. He introduced the Board members and designated Mr. Oshkello to sit for Mr. Bethel who was absent.

He then introduced Mr. Dombroski to speak for Mr. Monteiro and Ms. Bigwood who plan to purchase land being subdivided from the McNeil estate at 24 Keene Road, Map 8C, Lot 52. Mr. Dombrowski presented a preliminary map showing how a 90,000 square foot lot would be divided out of the existing property of 5.70 acres. He indicated that the results of soil tests which had been performed were favorable. He then asked a series of questions to clarify items on the checklist. Mr. Beblowski then referred to the Wetland Ordinance which requires that wetland areas be deducted from the total area when calculating the area remaining for construction of a dwelling. Mr. Dombrowski asked if he could use monuments less than one inch in diameter which would be capped with a one-inch marker. The Board concurred that this would be acceptable. Mr. Garrett asked that they consider a shared driveway rather than have a new driveway cut on Route 9 to lessen traffic problems. Mr. Dombrowski indicated that they had already contacted State DOT who indicated that a driveway cut on Route 9 would be approved. Mr. Dombrowski felt that he had enough information to conduct the survey. He was advised that the Secretary required that the application be filed twenty one days prior to scheduling a public hearing.

Mr. Wells then appeared before the Board for a conceptual consultation for a lot line adjustment. He is considering purchasing three lots off Riley Road but before doing so wanted to ascertain that a lot line adjustment would be feasible. After some discussion, Mr. Wells was advised that a lot line adjustment would be possible. The Secretary supplied Mr. Wells with the appropriate application form and instructions for filing for a public hearing.

At 7:30 PM Mr. Rowehl reconvened the public hearing for PSNH which had been continued from April 18, 2002. Following some discussion, Mr. Anderson made a motion to permit PSNH to cut trees along Scenic roads per their fax dated May 15, 2002 and in addition perform trimming operations in accordance with their standard procedures. In the event that PSNH encounters trees to be cut which exceeds the standards set by RSA 231:158.I, they are to contact the Secretary who will in turn advise Mr. Mangieri or Mr.

Oldershaw who would coordinate an inspection with PSNH. The motion was seconded by Mr. Beblowski and passed on a voice vote.

A motion made by Mr. Mangieri and seconded by Mr. Garrett to approve the minutes of the May 16, 2002 meeting was passed.

The Board reviewed correspondence from Mr. Dugre regarding his requirement to provide the Board with wetland delineation's before June 30, 2002. He has contracted to have the work done but it won't be completed by June 30th. Mr. Mangieri moved that the Secretary advise Mr. Dugre that an extension has been granted until September 1, 2002. The motion was seconded by Mr. Anderson and passed. The Board reviewed a letter from the NH Office of State Planning outlining their "GrowSmart NH Awards Program". The Secretary was instructed to provide Dave Essex, Peter Moore, Barbara Black, The Grapevine and the Board of Selectmen with copies of the letter.


Mr. Garret reported that the Corridor 202 study was in the data collection mode. The project would extend from the Massachusetts border to Hillsborough and the corridor extends 1,000 feet on each side of the road. Primary focus of the study will be access management. Mr. Garrett has a video germane to the project and asked that it be put on the agenda for the June 20th meeting of the Board.

Mr. Beblowski reported that he and Mr. Oshkello had collaborated on a draft of an ordinance for excavation sites. Following some discussion it was decided that Mr. Beblowski would refine the draft and present it to the Board at the July 4, 2002 meeting. Mr. Beblowski asked the Secretary to contact Town Council to see if he has any knowledge regarding what actions other towns have taken regarding excavation sites and any problems they may have encountered. He also indicated that he would not be providing the maps of excavation sites in the area.

Ms. Cunningham indicated that she and Mr. Anderson were still working on the development of a draft for an Adult Oriented Business ordinance. The Secretary advised the Board that a Shoreland Protection ordinance for the Town was not mandated by state law but some thought the town should adopt one. Mr. Mangieri volunteered to investigate whether or not the Board should consider such an ordinance. The Board agreed to meet on June 20th and devote the meeting to reviewing definitions for the Zoning Ordinance.

Mr. Garret moved that the meeting be adjourned. Mr. Mangieri seconded the motion which was passed. Mr. Rowehl adjourned the meeting at 8:45 PM.

Respectfully submitted:



Paul L. Vasques, Secretary
Antrim Planning Board