

Antrim Planning Board

August 1, 2002

Members present:

Fred Anderson
Spencer Garrett
Bill Prokop

Bob Bethel
Tom Mangieri
Ed Rowehl

Jen Cunningham
Craig Oskello

Members absent:

Peter Beblowski

Mike Oldershaw

Public attendees;

Gregory Halverson

Henry Makie

Chairman Rowehl opened the meeting at 7:00 PM and designated Mr. Oshkello to sit in place of Mr. Beblowski who was absent. The first order of business was a conceptual consultation requested by Mr. Gregory Halverson regarding the establishment of an excavation site. Mr. Halverson stated that he was the executor of his fathers estate. He claimed that his father had obtained a permit and established a gravel pit in the late 1980's and was removing about 12,000 yards per year. In recent years and since his father passed away they are only removing about 2,000 yards per year. He said that he would have no problem in selling the sand. In fact he wanted to sell the sand to satisfy a tax obligation to the town. He has obtained liability insurance to operate an excavation site and would now like to obtain a permit to do so.

Mr. Prokop said that the Selectmen had met with Mr. Halverson and the Attorney for the estate. He indicated that the property in question consisted of 19+ acres in the Rural District. A research of town records indicated that no permit had ever been issued for the property to be operated as an excavation site. In fact, The building inspector had just issued a cease and desist letter to terminate the removal of product until a permit is obtained. Mr. Halverson was advised that in addition to obtaining a permit for an excavation site he would also have to appear before the Board for a Major Site Plan Review. The Secretary instructed Mr. Halverson on the necessary applications he would have to complete in advance of a public hearing.

Mr. Rowehl introduced Mr. Makie who had requested a conceptual consultation regarding the replacement of an existing trailer on property located at Map 1A, lot 28. The trailer which is 8' x 40' with an 8' x 10' attached room is now located on 1/8th of an acre lot which he bought about 9 years ago. They currently have a 3,200 square foot home on an adjacent lot but in a few years would like to downsize. He wants to get rid of the trailer as it is too small for their use and an eyesore and was wondering what could be done on the small lot that now holds the trailer. It would be difficult to replace the trailer "in kind" because trailers of that size are no longer made. He can purchase 40' singlewide

trailers but their widths are 11, 12, 14 and 16 feet. Following some discussion regarding what was permitted under the expansion of a non conforming use Mr. Makie was advised that his best course of action would be to appeal to the Zoning Board of Adjustment for a variance to permit the expansion of a non conforming use.

Mr. Mangieri moved to approve the minutes of the July 18, 2002 as corrected. The motion was seconded by Mr. Anderson and passed.

The Board then engaged in extensive discussion to determine what the appropriate action would be for Farmsteads of New England to take if they wished to operate a facility for autistic people on the Sugar Hill Farm (Nute property) on Smith Road. The consensus was that if Farmsteads was to only operate a day program, they would have to appear before the Zoning Board for a variance. If Farmsteads were to house handicapped individuals they would then have to appear before the Zoning Board for a Special Exception to permit Elderly Housing. The Secretary was advised to convey this information to Farmstead of New England.

The Secretary presented correspondence for a PSWF public hearing in the Town of Warner and a list of publications available from "Planners Library". Mr. Garrett reported that no meetings had been held by the US 202 Corridor Study Advisory committee. Preliminary drafts of ordinances for Excavation Sites and Adult Businesses should be ready in September. Mr. Mangieri will continue with his research on the Shoreland Protection Act and in September advise the Board as to whether or not the Town should adopt its own ordinance. At the suggestion of Mr. Mangieri it was decided to postpone discussion of zoning definitions and designate August 8th as a special work session meeting to deal solely with definitions.

Mr. Mangieri made a motion which was seconded by Mr. Anderson to adjourn the meeting which was passed.

Chairman Rowehl adjourned the meeting at 8:55 PM.

Respectfully submitted,



Paul L. Vasques, Secretary
Antrim Planning Board