

## Antrim Planning Board

August 15, 2002

### Members present:

Fred Anderson  
Spencer Garrett  
Craig Oskello

Peter Beblowski  
Tom Mangieri  
Bill Prokop

Jen Cunningham  
Mike Oldershaw  
Ed Rowehl

### Members absent:

Bob Bethel

### Public attendees:

Carole Rosario  
Andrew Gillmore  
David Deysher  
Bob McNeil  
Rick Smith

Tony Rosario  
Kevin Quinn  
Tom Debrowski  
Katherine Bigwood  
Paula Bishop

Peter Lanman  
Leigh Bosse  
Gay McNeil  
Anthony Monteiro

Chairman Rowehl called the meeting to order at 7:00 PM and appointed Mr. Oldershaw to sit for Mr. Bethel who was absent. He introduced the Board members and explained the procedure which would be followed for the public hearings. He then turned the meeting over to Mr. Mangieri, Vice Chairman to continue with the proceedings. The first case to be heard was the request by Anthony & Carole Rosario for a Major Site Plan Review under Article V par. B.w. for property located at the corner of Contoocook Valley Ave. & Route 202 (Concord St.), Antrim, NH 03440 Tax Map 1C, Lot 199 in the Highway Business District. The applicants propose to construct and operate a mini storage facility.

Ms. Rosario presented her proposal explaining that the property in question consisted of 13.1 acres of which only about one (1) acre was usable because of the wetlands. It was their intent to construct a mini storage facility. They planned to proceed slowly by installing only one building and would expand depending on the need for such services. They had a five-year plan calling for Building #1 this year and possibly Building #2 in 2003. A total of three buildings were planned over the five-year period. Ms. Rosario presented a plot plan showing the location of the building, fencing, and other specifications for the property.

Abutters in favor of the proposal were invited to speak but there were none. In response to a request for abutters in opposition to speak, Mr. Lenman (who arrived late) felt he needed to know more about the project as he had only heard about the public hearing two days prior to the meeting. The Secretary pointed out that the return receipt for the notice of the public hearing had been signed for on August 5<sup>th</sup>. Mr. Lenman explained that the notice was sent to his brothers who administer the estate and they had only notified him recently. Mr. Mangieri then asked Ms. Rosario to summarize her presentation for the benefit of Mr. Lenman. Mr. Lenman asked if there would be fences around the facility. Ms. Rosario said there would be a chain link fence and a lockable gate.

Mr. Oshkello, speaking as an abutter and previous part owner of the property said they had considered a mini storage facility for the property. One of the issues was the appearance of the facility when approaching Antrim from the north as there was a gap in the shrubbery and the buildings and fence would be quite visible. He suggested that the Rosarios consider planting to obscure the buildings. Mr. Lenman was concerned that he would be losing the view he currently has of Crotchet Mountain. He also went on to explain that his mother had left the house and property to him in perpetuity but that the estate was administered by his brothers. He felt that

the mini storage facility would diminish the value of his property and he needed time to consult with his brothers to see what action they might wish to take, if any. Therefore, he was opposed to the proposal at this time. Since no other public attendees wished to speak, Mr. Mangieri closed the public portion of the hearing and began the deliberative process by the Board.

Mr. Rowehl expressed concern about the entrance to the facility as he had observed a tractor trailer entering the Peterborough mini storage facility. The driver had difficulty entering the narrow driveway and had to temporarily block Route 202. Mr. Rosario explained that the facility had a wider entrance and a larger turning radius. Also, since the entrance was off of Contoocook Valley Ave. there would be no major tie up of traffic. Mr. Rowehl was also concerned that large vehicles such as moving vans would have difficulty navigating the area around the buildings. Mr. Rosario reviewed the plot plan and assured the Board that there would be plenty of room for large trucks. Mr. Anderson was concerned that less skilled people with U-Haul trailers would have difficulty negotiating the turn in the back area. Mr. Anderson asked about the configuration of the building and the elevation of the peak. Mr. Rosario pointed out the roof had a pitch of 1/4" to 12" and for all practical purposes was a flat roof.

Mr. Prokop asked if there would be water, electricity or any other utilities. Ms. Rosario said there would be no water but there would be electricity and a telephone at the corner of the building near the entrance or wherever PSNH said the service had to be placed. Mr. Oshkello asked about lighting. Ms. Rosario said there would be a light by the gate and they proposed to illuminate a sign and that would be the only lighting they planned and it would not be on 24 hours a day. It was pointed out that the Rosarios would have to abide by the Sign Ordinance. Mr. Beblowski asked what security there would be besides the fence. Ms. Rosario said they planned to unlock the gate in the morning and lock it in the evening. If the business is successful they hopefully would be able to install an automatic gate in a year or so. Mr. Beblowski asked about the hours of operation. Ms. Rosario said they were planning to be flexible but primarily would operate from 8:00 AM to 6:00 PM. Mr. Beblowski was also concerned about the view of the facility from the Cemetery and suggested that the Rosarios consider appropriate landscaping to minimize any adverse appearances. Mr. Beblowski was concerned about what affect drainage would have on the wetlands but Mr. Rosario pointed out that the drainage swails already exist and new one were not being created.

Mr. Oldershaw asked if the facility would be limited to storage only, i.e. would there be any working on the premises with such activities as auto repairs, painting, carpentry, etc. Mr. Rosario assured the Board that there would be no such activity. Mr. Prokop asked if they planned to store boats and campers. Ms. Rosario said that they might. It was pointed out that since their present plans did not call for such storage, it would not be allowed. Mr. Rowehl pointed out that it is the property owners responsibility to dispose of any hazardous waste and if any were to be left behind by a tenant, the Rosarios would have to bear the cost of having it removed. Mr. Mangieri asked what type of a company would be formed. Mr. Rosario said it would be a Limited Liability Corporation. Mr. Mangieri suggested that the Corporation should have some sort of bond to protect the town if someone were to leave hazardous waste. Mr. Rosario pointed out that they planned to have a contract stipulating that no hazardous waste is to be stored but Mr. Mangieri pointed out that you could not count on people adhering to the terms of a contract. Mr. Prokop suggested that the Rosarios discuss the matter with their insurance agent. Mr. Mangieri said that he would like to see some sort of bond in place before he could give approval to the proposal. Ms. Cunningham asked to see what stipulations were in their contract. Ms. Rosario indicated that they had not completed the drafting of a contract at this time.

The consensus of the Board was that there was not enough information presented to accept the application so Mr. Mangieri announced that the public hearing would be continued to September 5, 2002 at 7:00 PM. The board requested that the following information be provided:

1. A landscaping plan.
2. Some insurance or bond formats for hazardous waste.
3. A review of the plans by the Fire Chief.
4. A program to handle hazardous waste.

Mr. Mangieri convened the public hearing on the request by Robert F. & Gay N. McNeil for a Minor Subdivision. The applicant proposes to subdivide property at 24 Keene Road (Route 9), Tax Map 8C, Lot 52 in the Lakefront Residential District into two (2) lots. Upon confirming that all abutters had been notified and proper advertising placed, Mr. Mangieri asked Mr. Monteiro (agent for the McNeils) to present his proposal. Mr. Monteiro gave a brief description of what was planned and then had Mr. Dombrowski who was the surveyor complete the presentation. Mr. Dombrowski presented a plot plan showing the proposed subdivision in which the wetlands were shown in color. He also provided soil test data which showed that a septic system for a four (4) bedroom house could be supported. He indicated that application has been made to the state for septic approval as well as for a driveway permit. Mr. Dombrowski stated that all pins had been set. There were no abutters who wished to speak in favor of the application. Mr. Quinn who was an abutter questioned the delineation of the wetlands on lot 2B. He felt that they were larger than what was shown. Mr. Dombrowski replied that they had been reviewed by DES personnel who were on the site. Mr. Monteiro indicated that they had been involved in this type of development before and were familiar with the laws and regulations. Towards that end they had hired a licensed engineer, Mr. Daniel McPherson, to survey the wetlands. Mr. Dombrowski indicated he could get a certification from Mr. McPherson if the Board required one.

Mr. Quinn stated that he was probably the largest owner of undeveloped private property on Franklin Pierce Lake and that he had made the conscious decision not to develop it at considerable economic loss. He felt that any sort of development would not benefit the lake and that even the addition of one more house would have an adverse effect. Therefore, he was in opposition to the subdivision. Mr. Monteiro replied that they had developed lakefront property before and they took pride in the manner in which they developed the land. Mrs. McNeil said that she could not understand Mr. Quinn's concern for the land and referred to his logging of property across Route 9 from their home. She said the logging was so poorly done that there was massive silt and drainage across Route 9 onto their property and furthermore. Mr. Quinn did not clear the logging. She felt that these actions were contrary to his expression of good stewardship for the land. Mr. Dombrowski pointed out that the State of New Hampshire had a Shoreland Protection Act, which controls the proper development of lakefront property. Ms. Bishop, who lives on the lake, pointed out that Mr. Quinn was entitled to his opinion regarding development and that was not grounds for him to be attacked. There being no further comments from the public, the public portion of the public hearing was closed and the Board went into deliberation.

Mr. Beblowski asked if the house and the septic systems could be located within the ordinance setbacks. Mr. Dombrowski said that there was a Plan A and a Plan B, each of which showed the house and septic systems within the setbacks. Mr. Mangieri said he would like to see something in writing regarding the location of the wetlands.

Mr. Anderson moved to accept the application of Robert F. & Gay N. McNeil for a Minor Subdivision, Planning Board file #2002-008. The applicant proposes to subdivide property at 24

Keene Road (Route 9), Tax Map 8C, Lot 52 in the Lakefront Residential District into two (2) lots. The motion was seconded by Mr. Prokop. Roll call vote: Fred Anderson –aye, Peter Beblowski – aye, Spencer Garrett – aye, Mike Oldershaw – abstain, Bill Prokop – aye, Ed Rowehl – aye.

Following some additional discussion, Mr. Beblowski moved to approve the application of Robert F. & Gay N. McNeil for a Minor Subdivision, Planning Board file #2002-008. The applicant proposes to subdivide property at 24 Keene Road (Route 9), Tax Map 8C, Lot 52 in the Lakefront Residential District into two (2) lots as shown on plot plan dated 7/23/02 with the following conditions:

1. Subject to State of New Hampshire Subdivision approval
2. Subject to DES Septic System Approval
3. Subject to DOT Driveway Permit Approval
4. The stamp and signature of the wetland surveyor (Mr. McPherson) be on the final plot plan

The motion was seconded by Mr. Anderson. Roll call vote: Fred Anderson –aye, Peter Beblowski –aye, Spencer Garrett – aye, Mike Oldershaw – abstain, Bill Prokop – aye, Ed Rowehl – aye.

Mr. Rowehl then conducted the business portion of the meeting. Mr. Prokop presented a draft of a plan to obtain inputs for a Capital Improvement Plan. The gist of the proposal was that the Selectmen would request and review inputs from the department heads, compile a complete Capital Improvement Plan and then present it to the Planning Board with their recommendations. The project is tentatively planned to start in late September or early October. The consensus of the Board was to review Mr. Prokop's proposal.

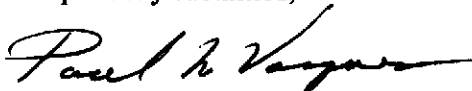
Mr. Mangieri made a motion which was seconded by Mr. Prokop to approve the minutes of the August 1, 2002 meeting as presented. The Secretary advised the Board that Mr. Harriman was advertising his lots on Old Hancock Road for sale even though he had not applied for a subdivision. The Secretary reviewed the following correspondence:

Zoning Ordinance Violation: Randall R. Phillips  
Town Counsel opinion regarding members voting based on attendance  
Dredge & Fill Application (Walter C. Neff)  
Municipal Volunteer nominations due 9/5/02  
PWSF, Town of Deering, Public Hearing August 28, 2002

Mr. Garrett had nothing to report on the US 202 Corridor Study. Drafts of ordinances for Excavation Sites and Adult Businesses should be ready in September. Mr. Mangieri has done some work on reviewing the Shoreland Protection Act and at this time he feels the Town should develop its own ordinance.

The Board agreed to hold a special meeting on August 29<sup>th</sup> to concentrate on a review of definitions in the ordinance. Mr. Mangieri moved that the meeting be adjourned. The motion was seconded by Mr. Beblowski and passed. Mr. Rowehl adjourned the meeting at 9:35 PM.

Respectfully submitted,



Paul L. Vasques, Secretary  
Antrim Planning Board