

## **Antrim Planning Board**

September 5, 2002

### **Members present:**

Fred Anderson  
Tom Mangieri  
Bill Prokop

Peter Beblowski  
Mike Oldershaw  
Ed Rowehl

Spencer Garrett  
Craig Oskello

### **Members absent:**

Bob Bethel      Jen Cunningham

### **Public attendees:**

Craig H. Grimes, Wayno's/Peterborough Oil  
Allen F. Griffen, Double A Used Autos & Repair  
Claire M. Griffin, Double A Used Autos & Repair  
George Bearce, Double A Used Autos & Repair

Nancy Oldershaw  
Tony Rosario  
Carole Rosario  
John Lenman

Chairman Rowehl opened the meeting at 7:00 PM by appointing Mr. Oldershaw to sit for Mr. Bethel who was absent. Mr. Rowehl announced that the first order of business was the continuation of the August 15, 2002 public hearing on 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. Mr. Rowehl asked the Rosarios if they had the following information which was requested at the August meeting:

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. Rosario presented revised drawings which showed additional landscaping along the fence between the buildings and Route 202 so as to screen the facility from traffic as it approached the outskirts of Antrim. Ms Rosario indicated that they had obtained quotes from four insurance companies which included coverage for hazardous waste material as part of their liability policy. They were not able to obtain a policy at this time because one could not be written until the facility was established. Mr. Prokop indicated that this information was confirmed by Mr. Dave Penny, the insurance agent for the Rosarios. Mr. Rowehl felt that any approval of the application by the board should have a condition that any insurance policy should be adequate to protect the Town from any liability and the policy should be approved by Town Counsel. Ms. Rosario indicated that they had joined an association for Mini Storage Facilities and had obtained a number of generic contracts which addressed the problem of hazardous waste storage and removal. Mr. Rosario asked if the insurance/bonding requested by the Board was the Town's policy or was it unique to their application. Mr. Rowehl replied that it would be applicable to any mini storage facility. There was some further discussion explaining to Mr. Rosario that the same requirements would be applied to any applicant that dealt with the storage of hazardous waste. Ms. Rosario indicated that she had not heard from the Fire Chief. The Secretary indicated that the plans had been given to Chief Beauchamp but no response had been received and he would follow up. It was agreed that the Board's request for a program for hazardous waste was satisfied by the Rosarios use of a tenant contract and coverage with an insurance policy.

Ms. Rosario went on to explain that the plans showed a main sign which would be 4' x 6' and 8' high. In addition there would be a 3' x 4' sign on the fence near the entrance. It was pointed out that the second sign would require a special exception by the Zoning Board.

Mr. Oshkello who had recused himself from the Board and speaking as an abutter and former property owner was concerned about the adequacy of the proposed landscaping facing Route 202. He presented some photo renditions showing that the landscaping proposed by the Rosarios was, in his opinion, not adequate. Mr. Oldershaw felt that the proposed landscaping was adequate. Mr. Mangieri felt that he would prefer seeing trees as he approached the site rather than the building. Mr. Lenman, an abutter concurred with Mr. Oshkello's comments. He also asked if the location of the buildings could be moved so they did not block his view of Crotchet Mountain. Ms. Rosario said they could not be moved to another location. Ms. Rosario indicated that they want a "soft" appearance and consequently chose green and grey colors for the building. Mr. Beblowski asked if the new notations on the plans indicated locations for lights. Mr. Rosario said that they were and although their initial idea was to be opened 8 AM to 6 PM, they revised their hours of operation to be from 7 AM to 9 PM and lights would be on during that time period including lighting of the sign. Mr. Beblowski asked if they had any intention of removing the current buffer of trees and vegetation between the site and Route 202. Ms. Rosario indicated that they would leave it alone. Mr. Beblowski asked if the stone wall was a retaining wall. Mr. Rosario indicated that it was and it was six feet high and had been engineered by Clough Harbour & Associates.

Mr. Oldershaw moved to accept the application of 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. Mr. Anderson seconded the motion. Roll call vote: Mr. Anderson – aye, Mr. Beblowski – aye, Mr. Garrett – aye, Mr. Prokop – aye, and Mr. Oldershaw – aye. Mr. Mangieri declined to vote.

Mr. Beblowski moved to approve the application of 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. The following conditions would apply to the approval.

1. Planning Board requirements, commitments and agreements made by the applicant and/or his agent as recorded in the meeting minutes dated 9/5/02 as they pertain to this application are a conditional part of this approval.
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 Fire Chief is to indicate his approval by 9/12/02
4. A copy of the liability insurance policy covering hazardous waste remove is to be submitted to the Planning Board.

Roll call vote: Mr. Anderson – aye, Mr. Beblowski – aye, Mr. Garrett – aye, Mr. Prokop – aye, and Mr. Oldershaw – aye. Mr. Mangieri declined to vote.

Mr. Rowehl closed the public hearing for the Rosarios and announced a conceptual consultation requested by Mr. Craig Grimes to establish a used car dealership at Map 1A, lot 182 in the Village Business District. Mr. Grimes introduced Mr. Griffen who is a wholesale used car dealer. He explained that it was his intent to augment his Sunoco gas station business and Mr. Griffins

current auto repair business with the sale of used cars. He indicated that this program was acceptable to Peterborough Oil Co. and he had entered into a short-term contract with Mr. Griffen which would be extended if the Board would approve such an operation. The Secretary advised Mr. Grimes that Automotive Sales was not a permitted use in the Village Business District and that the course of action to pursue would be to appeal to the Zoning Board of Adjustment for a variance and if such a variance were granted, he would have to appear before the Planning Board for a Major Site Plan Review.

Mr. Anderson made a motion which was seconded by Mr. Beblowski to approve the minutes of the August 15, 2002 meeting which was passed. Mr. Vasques made a motion which was seconded by Mr. Garret to approve the minutes of the August 29, 2002 meeting which was passed. The Secretary presented a Notice of Violation issued by the Building Inspector to Michelle J. Reed & George E. Cole Jr. Mr. Mangieri indicated that Ms. Cunningham prepared a report on her Watershed Ecology workshop but would not be able to present it until the October meeting. Mr. Garrett indicated that the US 202 Corridor Study Advisory Group would not be meeting until September 11<sup>th</sup> and he would have a report following the meeting. It was the consensus of the Board that since Mr. Prokop had not had any comments or recommendations to his proposal for developing a Capital Improvement Plan, he would proceed as outlined and scheduled.

Mr. Beblowski indicated he had completed a draft of an Excavation Ordinance which he would submit to the Secretary for review by the members and Town Counsel. Mr. Mangieri provided the Secretary with a draft of the Adult Business ordinance which had been prepared by Ms. Cunningham. The Secretary is to distribute it to the members for review. Mr. Mangieri did not have a status report on the Shoreland Protection ordinance. The Board then devoted time to the review and revision of definitions to the zoning ordinances.

Mr. Oldershaw brought up the matter of measurement of lot sizes as noted in the zoning ordinance. He felt that the designation in square footage was confusing and misleading and contrary to the standard used in most towns. He felt that lot sizes should be measured in terms of acres. Mr. Prokop said that the assessors who were currently conducting the reevaluation of the town found the square footage measurement unusual compared to other towns. It also involved additional computations when preparing the reevaluations. Following some discussion, it was the consensus to give the matter some thought for future discussion.

Mr. Garret moved to adjourn the meeting. The motion was seconded by Mr. Anderson and passed. Mr. Rowehl adjourned the meeting at 9:20 PM

Respectfully submitted,



Paul L. Vasques, Secretary  
Antrim Planning Board