

Antrim Planning Board

October 3, 2002

Members present:

Fred Anderson
Jen Cunningham
Mike Oldershaw

Peter Beblowski
Spencer Garrett
Bill Prokop

Bob Bethel
Tom Mangieri
Ed Rowehl

Member absent:

Craig Oskello

Public attendees:

Paige Spaulding
Dan Reed
Ruth Herne

Marion Durling
Jeannette Henault
Loranne Carey Block

George Edwards
Carole Whitney

Chairman Rowehl opened the meeting by announcing the public hearing on the request by George E. Edwards, Trustee for the George E. Edwards Trust for a Minor Subdivision. The applicant proposes to subdivide property on an unnamed Class VI road which fronts on the Town of Windsor boundary line and is off of Loveren Mill Road in the Rural Conservation District into two (2) lots. The Secretary stated that proper notice was made to "The Villager" and all abutter return receipts were received. Mr. Rowehl then introduced the Board and reviewed the procedure for conducting a public hearing.

Mr. Edwards gave a brief description of the history of his land which he wished to divide into two parcels so they could be left to his grandchildren. He explained that he had made provisions that in the event neither of his grandchildren wished to keep the land, it would probably go into some sort of conservation group.

Mr. Reed, assistant to Mr. McKinney, the surveyor, presented a plot plan showing the division of 25.2 acres of land into two plots, each having 12.6 acres. Mr. Rowehl asked if there were any abutters who wished to speak either in favor or against the application. No one spoke other than Ms. Durling who thought it "was a wonderful idea". Mr. Rowehl closed the hearing to public participation and the Board reviewed the checklist for a minor subdivision, a copy of which is in Planning Board file #2002-011. A motion was made by Mr. Mangieri and seconded by Mr. Beblowski to accept the application of George E. Edwards, Trustee of the George E. Edwards Trust, Planning Board File # 2002-011 for a Minor Subdivision for property on an unnamed Class VI road which fronts on the Town of Windsor boundary line and is off of Loveren Mills Road, Tax Map 9, Lot 33, Antrim, NH, in the Rural Conservation District. The applicant proposes to subdivide the property into two (2) lots. Roll call vote: Fred Anderson –aye, Peter Beblowski – aye, Bob Bethel - aye, Spencer Garrett – aye, Tom Mangieri – aye, Bill Prokop – aye.

A motion was made by Mr. Beblowski and seconded by Mr. Prokop to approve the application of George E. Edwards, Trustee of the George E. Edwards Trust, Planning Board File # 2002-011 for a Minor Subdivision for property on an unnamed Class VI road which fronts on the Town of Windsor boundary line and is off of Loveren Mills Road, Tax Map 9, Lot 33, Antrim, NH, in the Rural Conservation District. The applicant proposes to subdivide the property into two (2) lots.

Conditions:

1. Planning Board requirements, commitments and agreements made by the applicant and/or his agent as recorded in the meeting minutes dated October 3, 2002 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.

Roll call vote: Fred Anderson –aye, Peter Beblowski – aye, Bob Bethel - aye, Spencer Garrett – aye, Tom Mangieri – aye, Bill Prokop – aye.

Mr. Rowehl then convened the public hearing on the request by Ralph G. & Rose S. Whitney for a Lot Line Adjustment per Section V, para. B.1 of the Antrim Subdivision & Site Plan Review Regulations for property located at 26 & 28 Whitney Road, Antrim, NH 03440 Tax Map 7, Lots 112 & 113 in the Highway Business District. After having confirmed with the Secretary that proper public notice was given and all abutters notified he introduced the Board members and reviewed the procedure to be followed for the hearing. Mr. Reed speaking for Mr. McKinney, the surveyor presented a plot plan. He showed how the current property line bisected an existing dwelling and explained that the septic tank and leach field were not currently on the same property as the dwelling. The request for a lot line adjustment was so that the septic and leach field would be within the property lines which included the dwelling. Ms. Whitney explained how the situation came to exist. Mr. Rowehl pointed out that lot #113 is a non conforming lot and after the lot line adjustment will still be a non conforming lot; however, the lot size will be closer to the required minimum. Mr. Bethel asked about the set back requirements for septic systems and leach fields. Mr. Beblowski pointed out that septic and leach field locations were controlled by the State; besides, the system was already installed. Mr. Rowehl then closed the public portion of the hearing.

A motion was made by Mr. Anderson to accept the application of Ralph G. & Rose S. Whitney Planning Board File # 2002-012 for a Lot Line Adjustment for property located on Whitney Road, Antrim, NH, Tax Map 7 Lots 112 & 113 located in the Highway Business District. Roll call vote: Fred Anderson –aye, Peter Beblowski – aye, Bob Bethel - abstain, Spencer Garrett – aye, Tom Mangieri – aye, Bill Prokop – aye. The Board then reviewed the checklist for a lot line adjustment, a copy of which is in Planning board file # 2002-012. A motion was then made by Mr. Prokop and seconded by Mr. Anderson to approve the application of Ralph G. & Rose S. Whitney Planning Board File # 2002-012

for a Lot Line Adjustment for property located on Whitney Road Antrim, NH, Tax Map 7 Lots 112 & 113 located in the Highway Business District.

Conditions:

1. Planning Board requirements, commitments and agreements made by the applicant and/or his agent as recorded in the meeting minutes dated October 3, 2002 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 Mylar shall note that the survey meets or exceed the closure requirement for the Highway Business District.

Roll call vote: Fred Anderson –aye, Peter Beblowski – aye, Bob Bethel - abstain, Spencer Garrett – aye, Tom Mangieri – aye, Bill Prokop – aye.

Mr. Mangieri moved that the minutes of the September 19, 2002 meeting be accepted as corrected. The motion was seconded by Mr. Prokop and passed. The Secretary reviewed the Public Notice for a variance request by Mr. Craig Grimes, and an announcement for the SWRPC quarterly dinner meeting. Ms. Cunningham gave a brief review of information she had obtained during her attendance at the Watershed Ecology Workshop. Mr. Garrett reported that the Advisory committee for the US 202 Corridor Study had met. They are reviewing the zoning along Route 202 from the Massachusetts border to Hillsboro for a distance of 1,000 on each side of the highway. Some areas of study are driveway permitting and zoning along the corridor. Questions such as what if capacity in a zoning area is reached are being addressed. SWRPC will be making a presentation to the Board with their findings. Mr. Garrett has a video covering Highway access management which he will show the Board.

Mr. Prokop said that the Capital Improvement Plan process was on schedule and that discussions were held with the Highway Department. As part of the process Mr. Prokop said the Building Inspector would be inspecting all Town owned property. This would help insure that the Capital Improvement Plan covered major repair and maintenance. Mr. Beblowski indicated that he was reviewing his proposed draft of a regulation for excavation sites in light of the regulation adopted on October 15, 1992 and he would prepare a new draft for consideration by the Board. Following some discussion by the Board it was the consensus that any activity for excavation sites, including the granting of permits for new sites, would be in accordance with the October 15, 1992 regulation. Mr. Prokop advised the Board that a representative of the State Department of Revenue had been active by issuing a cease & desist order for an excavation site in Antrim which did not have a current State Permit. In another instance she had collected taxes from another site operator who was not in conformance. The Secretary was instructed to contact the State representative for a better understanding of State's controls over excavation sites

and to see if her office could assist the Town in bringing existing sites into conformance with the regulations.

Ms. Cunningham said that her next step on the proposed ordinance for Adult Oriented Businesses was to incorporate changes suggested by Board Members. It was agreed that there would be a November 1st deadline for changes at which time Ms. Cunningham would prepare a final draft for review by the Board in preparation for a Public Hearing.

Mr. Mangieri was still doing research for a possible Shoreline Protection Ordinance for the Town and would have a report for the Board ready for the October 17, 2002 meeting. The Secretary reviewed some suggested changes in Zoning Ordinance definitions, some of which were adopted.

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Paul L. Vasques". The signature is written in black ink and is positioned above the typed name.

Paul L. Vasques, Secretary
Antrim Planning Board.