

## **Antrim Planning Board**

October 17, 2002

### **Members present:**

Jen Cunningham  
Craig Oskello

Tom Mangieri  
Ed Rowehl

Mike Oldershaw

### **Member absent:**

Fred Anderson  
Spencer Garrett

Peter Beblowski  
Bill Prokop

Bob Bethel

### **Public attendees:**

Peter Moore, Antrim Conservation Commission  
Robert Palmer, Land Surveyor  
Dennis McKenney, Land Surveyor  
Hilda Wiggin  
Smith Harriman  
Michelle Reed  
Mark Gilman

Norma Bryer  
Janet Rix  
Kenneth Rix  
Michael Lancey  
Anne Hennesey  
Gregory Reed

Chairman Rowehl called the meeting to order at 7:00 PM. He appointed Mr. Oshkello to sit for Mr. Beblowski, Mr. Oldershaw to sit for Mr. Bethel and Ms. Cunningham to sit for Mr. Garrett. He then announced the public hearing on the request by Smith B. & Lois M. Harriman for a Major Subdivision. The applicant proposes to subdivide property at 89 Old Hancock Road, Tax Map 2, Lot 85 in the Rural District into seven (7) lots. He explained the procedure to be followed during the hearing and introduced the Board members.

Mr. Palmer, Land Surveyor for Mr. & Mrs. Harriman presented plot plans of the proposed subdivision. He stated that they had received State approval for the subdivision. The Secretary confirmed that he had received the approval from the State. Mr. Mangieri asked if the wetlands had been delineated by a wetlands scientist. Mr. Palmer said the delineation was done by Mr. Seth Kallman who was a septic system designer. He said that at least one and in some cases, two test pits were done on each lot. He felt that if the state approved the subdivision, the delineation by Mr. Kallman should suffice for the Town.

Ms. Rix spoke in favor of the application. She felt it was "perfect for the Town" which would benefit from taxes on the land and subsequent buildings. Ms. Bryer also spoke in favor of the application. Ms. Hennesey referenced a letter written by her husband expressing concerns with the subdivision. The Secretary read the letter which is in Planning Board file #2002-013. The essence of the letter addressed concerns regarding drainage. Mr. Palmer stated that the majority of the drainage problems were on Pleasant Street because of the steep slope. Mr. Rowehl asked if the subdivision would result in any change in the drainage. Mr. Palmer said there would be none. Ms. Wiggin, the real estate broker for the Harriman's spoke in favor of the application. She had been working on the

project for a number of months and felt that the percentage of wetlands was minimal. She also felt that the lots could easily have one or two locations for septic systems and that building on the land would not have any adverse effect on the surrounding properties. She indicated that all driveways to the subdivided lots would have to be cut in from Hancock Road. Mr. Berry who lives on West Street shed some light on the drainage problem by explaining that the critical time was in the spring with the snow melt and rain. He asked if there were sales pending on the lots to which Ms. Wiggin replied that there were. Mr. Moore of the Conservation Commission said he was neither for nor against the application and did feel that it was well laid out. He did want to appeal to Mr. Harriman and any purchasers of the land to respect the rural nature of the area. As far as tax revenue to the Town, he felt that the costs to the town would exceed any tax revenue. He appreciated the fact that the issue of wetlands was being addressed and asked that the Board require delineation of the wetlands be done by a licensed wetlands scientist. Mr. Moore also spoke well of the realtor representing Mr. Harriman.

Mr. Rowehl closed the hearing to public participation and the Board went into deliberation of the application. Mr. Oshkello asked if the stone walls could be removed for driveways since Hancock Road was a scenic Road. The Secretary stated that the property owner had the right to remove trees and stone walls on scenic road if they were on his property. Mr. Oldershaw asked that it be entered in the record that all driveways would be cut in from Hancock Road. Mr. Palmer confirmed that this would be so. Mr. Oldershaw felt that a wetlands scientist be employed and that the road agent review the plans. The consensus of the Board was in support of Mr. Oldershaw's recommendations. Mr. Palmer agreed to the hiring of a wetland scientist to delineate the wetlands. Another concern of the Board was that the pins had not yet been set. It was pointed out that the final vellum would not be signed by the Chairman until the pins had been set and the date they were set noted on the vellum. Mr. Moore suggested that the Board review RSA 231:15 regarding the removal of stone walls along scenic roads.

During a review of the check list, the Board asked that the following be provided:

1. Delineation of the wetlands by a wetlands scientist
2. The drawings shall show that lot sizes comply with Article XI, para. F of the Zoning Ordinance
3. Zoning classification should be designated as Rural
4. The classification of the roads should be shown
5. A statement regarding easements of record
6. Services (Electric power lines to be shown)
7. The closure rate to be noted
8. Endorsement block for the owner
9. A statement noting the date that the pins were set

Mr. Oldershaw moved that the application be accepted with the condition that the corrections requested be documented on the final drawings. The motion was seconded by Oshkello. Roll call vote: Ms. Cunningham – aye, Mr. Mangieri – aye, Mr. Oldershaw – aye, Mr. Oskello – aye, Mr. Rowehl – aye. Mr. Oldershaw felt that the Board members

should conduct a site review on the property. A date was set for October 26, 2002 at 10:00 AM with a rain date of November 2, 2002 at 10:00 AM. The Secretary was instructed to notify Mr. Harriman & Mr. Palmer. Mr. Rowehl then ruled that the public hearing on the application would be continued to November 7, 2002 at 7:00 PM. The Secretary was also instructed to ask the Road Agent to review the plans.

Mr. Rowehl open the public hearing on the request by Michelle J. Reed & George Cole, Jr. for a Minor Subdivision. The applicant proposes to subdivide property at 119 Reed Carr Road in the Rural & Highway Business District into three (3) lots. He introduced the Board members and explained the procedure to be followed during the hearing. Mr. McKenny, Land Surveyor presented plot plans showing the property in question. No abutters were present; hence no one spoke either in favor or against the application. Mr. Rowehl closed the public participation portion of the hearing and the Board went into deliberation. Mr. Oldershaw wanted the record to reflect the fact that since the development was on a Class VI road, it would be necessary for anyone building on the lots to sign a waiver with the Town regarding public services. Following a review of the checklist, Mr. Mangieri made a motion to accept the application of Michelle J. Reed & George Cole, Jr. Planning Board File # 2002-014 for a Minor Subdivision for property located at 119 Reed Carr Road, Antrim, NH, Tax Map 8B Lot 38 located in the Rural & Highway Business District. The applicant proposes to divide the property into three (3) lots. The motion was seconded by Mr. Oldershaw. Roll call vote: Ms. Cunningham – aye, Mr. Mangieri – aye, Mr. Oldershaw – aye, Mr. Oskello – aye.

A motion was then made by Mr. Oldershaw to conditionally approve the application of Michelle J. Reed & George Cole, Jr. Planning Board File # 2002-014 for a Minor Subdivision for property located at 119 Reed Carr Road, Antrim, NH, Tax Map 8B Lot 38 located in the Rural & Highway Business District. The applicant proposes to divide the property into three (3) 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 17, 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. Any development of the property would require that the property owner sign the standard Class VI Road waiver with the Town.

Roll call vote: Ms. Cunningham – aye, Mr. Mangieri – aye, Mr. Oldershaw – aye, Mr. Oskello – aye.

Mr. Mangieri moved that he minutes of the October 3, 2002 meeting be accepted as corrected subject to the approval of a fourth member not currently present. The motion

was seconded by Ms. Cunningham and passed. Mr. Mangieri presented his research on a Shoreline Protection Ordinance for the Town and strongly recommended that the Town adopt one. He asked Mr. Rowehl to review the draft he had prepared for possible revisions. The Secretary presented some more changes to the definitions of the zoning ordinance, some of which were approved and others which required additional research.

Following some discussion, it was the consensus that the wording for the delineation of wetlands noted on page 6 of the Site Plan Review Regulations be reworded to include the work to be done be conducted by a licensed wetland scientist. The Secretary is to propose revised wording.

Ms. Cunningham moved that the meeting be adjourned. The motion was seconded by Mr. Mangieri and passed. Mr. Rowehl adjourned the meeting at 9:40 PM.

Respectfully submitted,

A handwritten signature in cursive script, reading "Paul L. Vasques". The signature is written in black ink and is positioned below the text "Respectfully submitted,".

Paul L. Vasques, Secretary  
Antrim Planning Board.