

Antrim Planning Board

October 24, 2002

Members present:

Fred Anderson
Jen Cunningham
Craig Oskello

Peter Beblowski
Tom Mangieri
Bill Prokop

Bob Bethel
Mike Oldershaw
Ed Rowehl

Member absent:

Spencer Garrett

Public attendees:

Peter Mellen, LLS: Surveyor for Maharishi Global Development Fund
Gayle Rochford, Surveyor for William C. & Linda P. Greenwood
Lloyd Henderson, The Villager
William Rist, Maharishi Global Development Fund
Randall Billings, Maharishi Global Development Fund
Fatima Billings, Maharishi Global Development Fund
Richard Herman, Bagley Pond Corporation & Interlocken
Thomas Herman
William Greenwood

Chairman Rowehl convened the meeting at 7:00 PM with the appointment of Mr. Oshkello to sit for Mr. Garrett who was absent. He then announced the public hearing on the request of William C. & Linda P. Greenwood for a Minor Subdivision. The applicant proposes to subdivide property on Elm Avenue, Tax Map 7, Lot # 5 in the Rural District into two (2) lots. Mr. Rowehl described the procedure to be followed during the public hearing and introduced the members of the Board. He then confirmed with the Secretary that proper public notice was advertised and that all abutters were notified.

Ms. Rochford presented a plot plan showing the subdivision of three (3) acres of land from a fourteen-acre (+/-) parcel. State subdivision approval had not been obtained as of this date; hence Ms. Rochford asked for conditional approval of the application. The checklist was reviewed and there was some discussion of wetlands. The consensus was that all was in order. The following changes were to be made on the final Mylar.

1. The designation "Tax Map 7, Lot 5-2" is to be removed from the remaining 11.26 acres.
2. The Mylar shall note that approval is subject to State Subdivision Approval
3. An endorsement form for the owner's signature shall be placed on the Mylar.

A motion was made by Mr. Mangieri to accept the application of William C. & Linda P. Greenwood Planning Board File # 2002-015 for a Minor Subdivision for property located

on Elm Avenue, Antrim, NH, Tax Map 7 Lot 5 located in the Rural District. The applicant proposes to divide the property into two lots. The motion was seconded by Mr. Prokop. Roll call vote: Fred Anderson – aye, Peter Beblowski – aye, Bob Bethel – aye, Tom Mangieri – aye, Craig Oskello – aye, Bill Prokop – aye.

Mr. Anderson then moved that the Board approve the application of William C. & Linda P. Greenwood Planning Board File # 2002-015 for a Minor Subdivision for property located on Elm Avenue, Antrim, NH, Tax Map 7 Lot 5 located in the Rural Business District. The applicant proposes to divide the property into two 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 24, 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 approval is subject to State Subdivision approval.

The motion was seconded by Mr. Beblowski. Roll call vote: Fred Anderson – aye, Peter Beblowski – aye, Bob Bethel – aye, Tom Mangieri – aye, Craig Oskello – aye, Bill Prokop – aye.

A motion was made by Mr. Mangieri, seconded by Mr. Prokop to approve the minutes of the October 17, 2002 as corrected and passed.

Mr. Rowehl then opened the public hearing on the request of the Maharishi Global Development Fund for a Minor Subdivision. The applicant proposes to subdivide property at 100 Old North Branch Road, Tax Map 8C, Lot # 12 in the Rural and Highway Business Districts into Three (3) lots. Mr. Rowehl explained the procedure for the public hearing, introduced the Board members and confirmed that proper notice was made to the abutters and the media.

Mr. Mellen presented plot plans showing the proposed subdivision and a letter dated September 24, 2002 wherein he reviews conditions required by the Board which have been met and reinstating his request for waivers which had been previously granted conditionally. A copy of the letter is in Planning Board file # 2002-016. Mr. Beblowski asked for a clarification of the difference between the current subdivision request and the previous request which was denied. Mr. Mellen explained that the previous request involved two tracts of land whereas this request only involved one tract which was north of Stacey Hill Road. There were no abutters who wished to speak in favor or against the application. Mr. Herman said that he was neither in favor nor against the application but he wanted to know what the long-term plans were for the remaining large parcel of land. He was concerned about the impact there may be on surrounding properties. He also

referenced a letter submitted to the Planning Board outlining ongoing negotiations with the Maharishi Global Development Fund to acquire a twelve-acre parcel around Bagley Pond. The Secretary read the letter, a copy of which is in Planning Board file #2002-016, for the record. Mr. Rist explained that those members of Maharishi who are located in Antrim have the same feeling as Mr. Herman regarding the property in question but unfortunately the parent organization of Maharishi has not paid a great deal of attention to this issue at this time. Mr. Rist said that it was their intention to maintain a dialog with Mr. Herman but the current thinking was for Maharishi to maintain control of the shoreline of Bagley Pond. A possibility would be to enter into a joint easement with Interlocken and the Bagley Pond Corp. He indicated that development in the foreseeable future would be in the vicinity of Stacy Hill Road and it would be a number of years before the large tract of land would be developed. Mr. Herman explained that a conservation easement is pending for the property, at considerable expense, to preserve the land in its natural state and open to the public and was part of the "Greenway" program from Mt. Sunapee to Mt. Monadnock. He was concerned that if the small parcel in question were not available, it could jeopardize the whole project. Mr. Beblowski applauded the efforts being made to create a conservation easement and pointed out that Bagley Pond was actually in Windsor and not in Antrim. He also pointed out that such easements do not require the subdivision of the land.

Since there were no abutters present who wished to speak in favor or against the application, the Board entered into deliberation.

Mr. Prokop asked if the lots being subdivided off the main parcel would be removed from the Maharishi community water and sewer system. Mr. Mellen said that they would. Following a review of the checklist, Mr. Mellen was asked to put a note on the Mylar that State Subdivision approval would be required. Mr. Prokop asked if the intent of Maharishi was to continue to come before the Board for additional major or minor subdivisions for the remaining large tract of land. Mr. Rist said that this was the current thinking although no schedule has been set. Mr. Mellen asked that the 30 days required for the filing of the Mylar with the Registry commence from the date the Mylar is signed. The Board concurred with this request.

A motion was made by Mr. Beblowski to accept the application of the Maharishi Global Development Fund Planning Board File # 2002-016 for a Minor Subdivision for property located at 100 Old Branch Road, Antrim, NH, Tax Map 8C Lot 12 located in the Rural & Highway Business District. The applicant proposes to divide the property into three (3) lots. The motion was seconded by Mr. Mangieri. Roll call vote: Fred Anderson – aye, Peter Beblowski – aye, Bob Bethel – aye, Tom Mangieri – aye, Craig Oskello – aye, Bill Prokop – aye.

A motion was made by Mr. Bethel to approve the application of the Maharishi Global Development Fund Planning Board File # 2002-016 for a Minor Subdivision for property located at 100 Old Branch Road, Antrim, NH, Tax Map 8C Lot 12 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 24, 2002 as they pertain to this application are a conditional part of this approval.
2. The applicant or subsequent property owner is to obtain a building permit for any construction or alterations and adhere to all building, health and fire codes.
3. The approval is subject to State Subdivision approval.

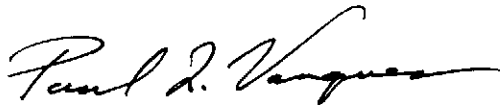
The motion was seconded by Mr. Mangieri. Roll call vote: Fred Anderson – aye, Peter Beblowski – aye, Bob Bethel – aye, Tom Mangieri – aye, Craig Oskello – aye, Bill Prokop – aye.

The Secretary presented a proposed budget for 2003. Following some discussion, it was the consensus of the Board to base the payroll portion of the budget on an average of 25 hours per week for the Secretary at the pay rate proposed. It was also agreed to increase the budget for Legal fees to \$1,000.00 and add another \$300 to the account for Dues & Workshops. Following a brief discussion, it was the consensus to continue the current policy of requiring the applicant or his agent to file the signed Mylars with the Registry of Deeds. No further progress was presented on ordinance changes for excavation sites, adult businesses, Shoreland protection or definitions.

Mr. Mangieri then engaged the Board in some discussion regarding some interaction between an applicant and an abutter. Mr. Mangieri was to propose to the Board some form a wording to attendees and applicants to preclude such incidents in the future.

Mr. Mangieri moved that the meeting be adjourned. Mr. Bethel seconded the motion which was passed. Mr. Rowehl adjourned the meeting at 9:30 PM.

Respectfully submitted,



Paul L. Vasques, Secretary
Antrim Planning Board