

Antrim Planning Board

November 7, 2002

Members present:

Peter Beblowski
Mike Oldershaw
Ed Rowehl

Bob Bethel
Craig Oshkello

Tom Mangieri
Bill Prokop

Member absent:

Fred Anderson

Jen Cunningham

Spencer Garrett

Public attendees:

Robert C. Palmer, LLS
Dave Rix
Norma F. Bryer

Smith Harriman
Kenneth Rix
Mark Gilman

Gary Russell
Janet Rix

Chairman Rowehl opened the meeting at 7:00 PM by announcing that Mr. Oldershaw would sit for Mr. Garrett and Mr. Oshkello for Mr. Beblowski both of whom were absent at the start of the meeting. Mr. Beblowski arrived late and was permitted to participate in discussions but would not be permitted to vote. Mr. Rowehl then announced the continuation of the public hearing on the request of 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.

Mr. Palmer, the surveyor for Mr. Harriman presented a new plat and indicated that the nine (9) requirements required by the Board at the October 17, 2002 had been met, including a letter from Alden Beauchemin, a Wetland Scientist, stating that the wetlands on the drawing were accurately delineated. Mr. Mangieri reported that he, Ms. Cunningham and Mr. Rowehl met with Mr. Palmer, Mr. Harriman and Mr. Beauchemin on November 2nd and conducted a site review. Following a general discussion it was agreed that the interpretation of slope measurement and soil types had been correctly applied to the subdivision. Lot size, road frontage and setbacks were reviewed and accepted. There was some discussion as to whether or not a house could be situated on lot #2-85-7 because of the wetland location and setback lines. Upon scaling the drawing it was determined that all building codes could be met. Mr. Oldershaw raised the question of driveway cuts and asked if the road agent had commented on the subdivision. Mr. Palmer repeated his assertion as noted in the October 17, 2002 meeting minutes, that all driveway cuts into the lots would be off of Old Hancock Road. The Secretary reported that the Road Agent did not feel the need to inspect the site until such time as a parcel was to be developed and require a driveway permit. At that time he would determine the location of the drive and whether or not culverts would be required.

Mr. Oldershaw made a motion to approve the application of Smith B. & Lois M. Harriman Planning Board File # 2002-013 for a Major Subdivision for property located at 89 Old Hancock Road, Antrim, NH, Tax Map 2 Lot 85 located in the Rural District. The applicant proposes to divide the property into seven (7) lots)

The following conditions 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 October 17, 2002 and November 7, 2002 as they pertain to this application are a conditional part of this approval.
2. The approval is subject to State Septic System Approval

The motion was seconded by Mr. Prokop. Roll call vote: Bob Bethel – aye, Tom Mangieri – aye, Mike Oldershaw – aye, Craig Oshkello – aye, Bill Prokop – aye.

The next order of business was to review a notice of lot merger presented by Samuel J. & Catrina M. Young. They intend to merge lot 5-23 and lot 5-24 into one lot. It was noted that each lot is non conforming as both are less than the 2 acres required in the Rural District and even when combined they would still be less than 2 acres and still a non conforming lot but less so. Mr. Mangieri moved to endorse the Notice of Lot Merger submitted by Samuel J. & Catrina M. Young to merge lots 5-23 & lot 5-24 into one lot. The motion was seconded by Mr. Oldershaw. Roll call vote: Bob Bethel – aye, Tom Mangieri – aye, Mike Oldershaw – aye, Craig Oshkello – aye, Bill Prokop – aye.

Mr. Mangieri moved to accept the minutes of the October 24, 2002 meeting as corrected. Mr. Prokop seconded the motion which was passed. The Secretary reviewed the following correspondence:

Peterborough Oil Co. – Cease & Desist letter for selling used cars
Zimmerman – Cease & Desist letter for Excavation Site
11/12/02: Marlborough – PB & ZBA Joint meeting – PWSF Tower
11/13/02: Warner ZBA meeting –PWSF Tower
11/16/02: Francestown – PB meeting – Alpine Ski facility
11/19/02: Francestown/Bennington – PB meeting – Alpine Ski facility
11/21/02: Lyndeborough – PB meeting – PWSF Tower

Mr. Prokop reported that the Building Inspector and Selectmen continue to work with the State representative regarding the regulation of excavation sites. It is possible that more sites are not registered than the Town is aware of and if this is the case, those properties which are in current use would be taken out of that category.

Mr. Oshkello reported on information he had obtained from Ms. Ogilvie at the State Planning Office regarding repeated applications for minor subdivisions on the same parcel of land. Advice from Ms. Ogilvie indicated that such activity could be controlled through the Subdivision & Site Plan Review Regulations. It was decided that the Secretary and Mr. Oshkello would research the matter to suggest possible changes to the regulations. Mr. Oldershaw suggested that Town Counsel be consulted on the matter.

The Secretary presented a video prepared by the State DOT entitled “Highway Access Management” for review; however, Mr. Mangieri felt the viewing should be delayed until a future meeting. Mr. Rowehl concurred.

Mr. Prokop stated that the Capital Improvement Plan information was continuing to be developed. He indicted that the Water and Sewer Department would not have inputs into the Plan as they are self-sufficient in that they generate the income to cover maintenance and operating

expenses. Should they plan an expansion of the water and sewer system, it would be placed on the annual budget for Town approval.

The Secretary presented information obtained from Ms. Ogilvie indicating that certain changes were required in the Zoning Ordinance and the Subdivision and Site Plan Review Regulations in order to remain in compliance with the minimum requirements of the National Flood Insurance Program. It was agreed that the Secretary would prepare the proper format for inclusion in the ordinance and regulations preparatory to a presentation of the changes at a public hearing.

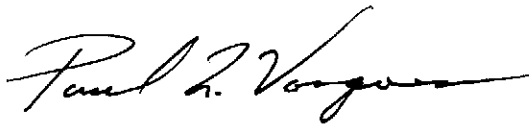
The Secretary presented information for the Board to consider regarding the permitting of Conversion Apartments in the Lakefront Residential and Rural Conservation District by Special Exception. After a brief discussion, Mr. Mangieri felt the Board should not take up any new matters regarding ordinance changes until the ones currently being considered are resolved so the matter was dropped.

Mr. Beblowski had no new information to report on the revised regulation for Excavation Sites. Since Ms. Cunningham was absent, her final draft of an ordinance for Adult Businesses was postponed until the November 21st meeting. Mr. Mangieri asked to be placed on the November 21st agenda to report on a proposed ordinance for Shoreland Protection. The Secretary reviewed changes and proposed new definitions to the ordinance, some of which were approved.

December 12, 2002 was selected as the date to hold a public hearing to present any proposed changes in the Zoning Ordinance and Subdivision & Site Plan Review regulations.

Mr. Mangieri made a motion, seconded by Mr. Bethel to adjourn the meeting which was passed. Mr. Rowehl adjourned the meeting at 9:00 PM.

Respectfully submitted,



Paul L. Vasques, Secretary
Antrim Planning Board