

Antrim Planning Board

November 21, 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:

Jamie Herne, Shearlocks

Michelle Herne, Shearlocks

Chairman Rowehl opened the meeting at 7:00 PM by announcing that Ms. Cunningham would sit for Mr. Garrett. He then introduced the Board members and explained the procedure for conducting the public hearing. Mr. Rowehl then opened the public hearing on the request by Jamie & Michelle Herne for a Home Occupation on property located at 70 Goodell Road, Antrim, NH 03440 Tax Map 4, Lot 22 in the Highway Business District. The applicant proposes to operate a Beauty Salon.

Ms. Herne outlined her plans to convert the garage portion of their home into a beauty salon. Her clientele would be by appointment only. She explained how she had been conducting her business "Shearlocks" on Clinton Road for a number of years, and she now wished to move it into a home which she and her husband had recently purchased. Mr. Rowehl asked for comments from abutters but none were present. Mr. Rowehl asked if there would be sufficient area for parking customer's cars. Mr. Herne indicated that there would be room for four cars and that all vehicles would be parked off the roadway. Ms. Herne added that there would only be one, or at the most, two customer vehicles at a time. Mr. Prokop expressed concern about the types of chemicals which would be introduced into the septic system as waste. Ms. Herne indicated that she had disposed of all liquids used in her business into the septic system on Clinton Road for a number of years and there had never been a problem. Mr. Bethel asked if all chemicals used were EPA approved and Ms. Herne indicated that they were. Mr. Mangieri asked if the product labels called for any special method of disposal and Ms. Herne indicated that there were no instructions for special disposal. Mr. Rowehl asked if there would be any changes to the septic system and Ms. Herne indicated that all they planned to do was hook up a sink to the existing system. The Secretary asked about hours of operation. Ms. Herne indicated that she planned to be open Thursday, Friday and Saturdays from 8 AM until 8 PM.

Ms. Cunningham made a motion to accept the application of Jamie & Michelle Herne Planning Board File # 2002-018 for a change of use for property located at 70 Goodell Road, Antrim, NH, Tax Map 4 Lot 22 located in the Highway Business District. The applicant proposes to operate a Beauty Salon. The motion was seconded by Mr. Beblowski. Roll call vote: Fred Anderson – aye, Peter Beblowski – aye, Bob Bethel – aye, Jen Cunningham – aye, Tom Mangieri – aye, Bill Prokop – aye.

Mr. Anderson made a motion to approve the application of Jamie & Michelle Herne Planning Board File # 2002-018 for a change of use for property located at 70 Goodell Road, Antrim, NH, Tax Map 4 Lot 22 located in the Highway Business District. The applicant proposes to operate a Beauty Salon. The motion was seconded by Mr. Mangieri. Roll call vote: Fred Anderson – aye, Peter Beblowski – aye, Bob Bethel – aye, Jen Cunningham – aye, Tom Mangieri – aye, Bill Prokop – aye.

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 November 21, 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.

Mr. Mangieri moved to accept the minutes of the November 7, 2002 meeting as corrected. The motion was seconded by Mr. Beblowski and passed. Mr. Prokop reported that the information for the Capital Improvement Plan was being assembled, albeit, somewhat slowly. Mr. Beblowski moved that the wording required by FEMA for the Zoning Ordinance and Subdivision and Site Plan Review Regulations be incorporated into the respective documents. The motion was seconded by Mr. Anderson and passed.

At 7:30 PM, Mr. Rowehl introduced Mr. Jeff Porter of the Southwest Regional Planning Commission (SWRPC) to present a report on the U.S. 202 Corridor Study. Mr. Porter submitted a draft report (a copy of which is on file with the Planning Board Secretary) of the study complete with survey maps. Mr. Rowehl asked what the purpose of the study was. Mr. Porter indicated that such a study was the first step in working with the state and federal government for highway management. The balance of Mr. Porter's presentation consisted of various statistics and means by which development could be controlled along major highways. It was the consensus of the Board that the Secretary should prepare a letter to SWRPC from the Planning Board which would be cosigned by the Selectmen outlining concerns and needs the Town had for the portion of the corridor within its boundaries.

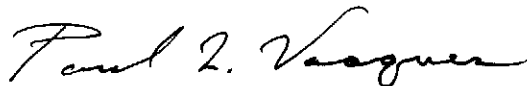
Mr. Beblowski stated that there wasn't anything new to report regarding the new draft of a regulation for excavation sites. He suggested that the Board consider sending a letter to all current excavation site owners inviting them to a meeting to express their likes or dislikes with the current regulation. The Secretary will place the matter on the agenda for a future meeting.

Ms. Cunningham presented a draft of a proposed ordinance for "Sexually Oriented Businesses". After some discussion, it was decided that the draft should be reviewed by town counsel before presenting it at a public hearing. The Secretary was instructed to forward the draft to counsel with instructions to review it in light of an ordinance which "was as restrictive as possible but did not infringe on anyone's right".

Mr. Mangieri presented a draft of an ordinance for Shoreland Protection which was reviewed by the Board. Following the review, Mr. Bethel made a motion to present the ordinance at the December 12, 2002 public hearing. The motion was seconded by Ms. Cunningham and passed. There was some discussion as to whether or not a town wide mailing announcing the December 12th hearing should be made. It was decided that an attempt should be made to announce the meeting in the forthcoming issue of the "Lymrick" rather than make such a mailing.

Mr. Mangieri moved that the meeting be adjourned. Mr. Beblowski seconded the motion. Mr. Rowehl adjourned the meeting at 9:55 PM.

Respectfully submitted,



Paul L. Vasques, Secretary
Antrim Planning Board