

ANTRIM PLANNING BOARD

Minutes of the March 20, 2003 meeting

Members present:

Fred Anderson	Bob Bethel	Scott Burnside
Jen Cunningham	Tom Mangieri	Mike Oldershaw
Craig Oshkello	Mike Genest	Dan Valley

Members absent:

Spencer Garrett	Ed Rowehl
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Public attendees:

Jeff Parsons, Building Inspector	Bill Prokop, Selectman
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Since Chairman Rowehl was absent, Vice Chairman Mangieri opened the meeting at 7:00 PM. He appointed Mr. Oldershaw to sit for Mr. Garrett and Ms. Cunningham to sit for Mr. Rowehl. Ms. Cunningham requested a moment of silence for all who are in harms way in the current "Iraqi Freedom" conflict. Mr. Mangieri welcomed Mr. Burnside as the newly elected member of the Board and Mr. Genest as the Ex-Officio member of the Selectmen's office. Mr. Mangieri instructed the Secretary to send letters of appreciation to Mr. Beblowski and Mr. Prokop for their services and expertise.

Mr. Mangieri felt that the organizational meeting should be held this evening rather than on April 17th as the Chairman had scheduled it. He asked each elected member and alternate sitting on the Board to express his/her opinion. After hearing the comments from those present Mr. Mangieri said that he would acquiesce to the wishes of the Board and not force the issue of an election this night.

Mr. Oldershaw moved that the minutes of the March 6, 2003 meeting be approved. The motion was seconded by Mr. Anderson and passed.

Mr. Parsons, the Building Inspector sought advice from the Board regarding a resident (Mr. Carter) who wished to combine two dwelling units into one dwelling unit to avoid subdividing the land which was in the Rural Conservation District. The Secretary had advised Mr. Parsons that this was not feasible as it would be constructing a conversion apartment which is not a permitted use in the district. There were also problems of numerous code violations. The Board instructed the Building Inspector to be sure that the matter of the septic system was resolved before any permits or certificates of occupancy are issued. The Inspector was also told to advise Mr. Carter to hold off issuing a permit to combine the buildings while the Board resolves the matter of conversion and so called mother-in-law apartments in the Rural Conservation District.

Mr. Oldershaw made a motion to subscribe to the “Zoning Bulletin” published by the Quinlan Co. for a period of one year. The cost of \$101.81 would be split with the Zoning Board. The motion was seconded by Mr. Anderson and passed.

Mr. Prokop present a preliminary edition of the Capital Improvement Plan. He indicated that RSA 674.7 calls for the preparation of the Capital Improvement Plan to be done by the Planning Board. However, since one had not been done in recent years he felt the Board of Selectman should take the lead with the various departments to reacquaint themselves with the process of capital improvement planning. Mr. Oldershaw said that he would like to see back up information for the numbers. The Secretary was instructed to place the matter on an agenda in May or June.

The matter of amending the Subdivision & Site Plan Review Regulations to require wetlands to be delineated by a wetland scientist was discussed. Following some discussion, a motion was made by Ms. Cunningham that the sentence “The Planning Board reserves the right to have these areas delineated by a Wetland Scientist” be added to paragraphs V.B.3.a.11 and V.B.3.a.12 of the minor subdivision regulations and paragraphs V.C.1.a.11 and V.C.1.a.12 of the major subdivision regulations. The proposed change will be presented at a public hearing along with whatever other changes in regulations and ordinances the Board proposes.

Mr. Parsons indicated that he had had no response of his letter advising Ms. Weston that she was obligated to reclaim her excavation site. He asked who is responsible for reclaiming a site if the property is subdivided – the seller or the buyer? The opinion of the Board was that the property would have to be reclaimed before it could be subdivided.

Mr. Parsons reported that he and Mr. Burnside would begin the review process for the Chauncy site as soon as weather permitted. Mr. Burnside suggested a committee be appointed to work with them. Mr. Oldershaw agreed to help out and Mr. Valley said he would be a back up. Mr. Parsons felt that he would have something to report by the 1st meeting in May.

Information supplied by the Secretary regarding Accessory Dwelling Units (mother-in-law apartments) was discussed. Mr. Burnside suggested they be called Single Bedroom Apartments. Mr. Mangieri felt the definition of “family” should allow for “couples” not related by blood, marriage or adoption. The Secretary will continue to work on a proposed ordinance.

The Board also felt that “Condominiums” and “Cluster Housing” should not be combined as one use and should be separated.

Mr. Anderson made a motion to adjourn the meeting which was seconded by Mr. Genest. Mr. Mangieri adjourned the meeting at 8:55 PM.

Respectfully submitted,

Paul L. Vasques, Secretary
Antrim Planning Board