

ANTRIM PLANNING BOARD

Minutes of the June 5, 2003 meeting

Members present:

Fred Anderson	Bob Bethel	Spencer Garrett
Mike Oldershaw	Ed Rowehl	Dan Valley

Members absent:

Scott Burnside	Jen Cunningham	Mike Genest
Tom Mangieri		

Public attendees:

Paul E. Blackman	Linda L. Blackman	Christopher Bouchard
Christine Bouchard	Donald Knapton	
Mr. Prokop, Selectman representing Mr. Genest		

Chairman Rowehl opened the meeting at 7:05 PM and appointed Mr. Oldershaw to sit for Mr. Burnside and Mr. Valley to sit for Mr. Mangieri. He opened the public hearing on the request by Paul E. & Linda L. Blackman for a Change of Use for property located at 61 Pleasant Street, Antrim, NH 03440 Tax Map 1A, Lots 70 & 72 in the Rural District. The applicant proposes to establish a Cat Boarding Kennel. Mr. Rowehl explained the hearing procedure and asked the Blackmans to present their application.

Mr. Blackman showed a plot plan indicating where the boarding kennels would be in relation to the existing dwelling. There would be approximately twelve boarding stalls for cats in a 16-foot x 24-foot building. They had yet to decide on a heating system but it would be either propane or electric. No dogs would be boarded. There would be no water connections in the kennels because the building was within 20 feet of a walk out basement in the main dwelling; hence, there would be ready access to water and cleaning supplies.

Mr. Bouchard, an abutter spoke in favor of the application. No abutters spoke in opposition. Mr. Oldershaw asked about the location of their well. Mr. Blackman indicated that they were on town water. Mr. Oldershaw asked if there were any State regulations concerning cat boarding facilities and Ms. Blackman said that their research had not found any. Mr. Oldershaw asked whom had they contacted. Mrs. Blackman said that they had spoken with the State Veterinary office and the Department of Agriculture. Mr. Garrett asked if the parking area for patrons already existed and what would the hours of operation be. Ms. Blackman said the parking area was already there and although they would be caring for the cats throughout the day, clientele visitation would be by appointment only. Mr. Prokop questioned the intent to dispose of cat feces at the Transfer Station. The Secretary said he had contacted Mr. Craig who is charge of the transfer station and Mr. Craig said that there would be no problem disposing of the feces

at the station. Mr. Bethel asked if there was an alternative plan if the Transfer Station could not take the waste. Mr. Blackman thought that they would have to take the waste to Waste Management but as yet he had not contacted them. Mr. Rowehl closed the public portion of the hearing and the Board went into deliberation. Mr. Oldershaw moved to accept the application of Paul E. & Linda L. Blackman. Planning Board File # 2003-002 for a Home Occupation for property located at 61 Pleasant Street Antrim, NH, Tax Map 1A Lot's 70 & 72 located in the Rural District. The applicant proposes to operate a cat boarding kennel. The motion was seconded by Mr. Bethel. Role call vote: Fred Anderson – aye, Bob Bethel aye, Spencer Garrett – aye, Mike Oldershaw – aye, Bill Prokop – aye, Dan Valley – aye. Mr. Oldershaw felt that the Board should have more definitive information on any State requirements before the application is approved. Following some discussion, Mr. Rowehl continued the hearing until 7:00 PM on June 19, 2003 to allow the Secretary to research the matter.

Mr. Knapton found the permitting of cluster housing in the Shoreland Protection District but not in the Lakefront Residential District confusing. He also asked why cluster housing was not permitted in the Rural District. He was advised that the entire matter of districts allowing cluster housing was currently under review by the Board and he would be advised when the matter would be placed on the agenda for further consideration.

The Board reviewed a Notice for Lot Merger submitted by John N. Rockwell & Ronald D. Gilbaugh for Map 8D, lots 026 & 027 on Farmstead Road. Following a brief discussion a role call vote was taken to approve the Notice. Results: Fred Anderson – aye, Bob Bethel aye, Spencer Garrett – aye, Mike Oldershaw – aye, Bill Prokop – aye, Dan Valley – aye.

Mr. Oldershaw moved that the minutes of the May 15, 2003 meeting be accepted as corrected. The motion was seconded by Mr. Garrett and passed. Mr. Rowehl is to contact Mr. Burnside to set a time to visit the Zimmerman/Weston excavation site and to coordinate with Mr. Parsons who will set up the meeting. The Secretary is to notify all the Board members of the meeting time. A question was asked if there was any policy regarding required attendance at Planning Board meetings. Since no one could provide a definitive answer, the Secretary was instructed to research the matter. The following correspondence was reviewed by the Board:

1. A letter of intent from the Board of Selectmen to excavate materials from the Halverson property for the maintenance of town highways.
2. A cease and desist letter to Fairfield Whiting Jr. regarding an excess of unregistered vehicles on his property.
3. A cease and desist letter to David Booth for not having obtained building permits for the siting of storage trailers and failure to undergo a site plan review for operating a farming enterprise on his property.
4. A letter to Mr. Mangieri confirming his request that he and Ms. Cunningham not to be notified of Planning Board meetings.
5. A State driveway permit for Mr. Steve Jones.

6. A Certificate of Liability Insurance for T/C Storage Enterprises. (The Secretary was instructed to determine if the policy covered the removal of hazardous waste.)
7. A letter of resignation from the Board from Mr. Craig Oshkello who is moving out of town.
8. Notification of a public hearing for a PWSF in the Town of Weare
9. Notification of a Land Use Seminar on August 27, 2003.

The Board reviewed a possible contradiction in the ordinance. Article XVI (Non Conforming Structures), paragraph c.1 permits the expansion of non conforming structures whereas Article XI-A (Shoreland Protection District) does not permit such an expansion. The Secretary was instructed to contact Town Council to determine how the discrepancy might be resolved.

The members then reviewed whether or not storage trailers (the trailer portion of truck rigs) were covered in the current ordinances. The question at hand was whether they were permitted at all and if they were, whether or not they were subject to building permits as per the definition of "Structure" and "Building" in the ordinance. Following some discussion the Secretary was instructed to research the matter and draft an ordinance which would essentially ban all such units in all districts in the town. The Board reviewed the forthcoming meeting schedule and drawings for the Olsen and Cole subdivision which are on the agenda for the June 19, 2003 meeting. A motion made by Mr. Anderson to adjourn was seconded by Mr. Valley and passed. Mr. Rowehl adjourned the meeting at 9:15 PM.

Respectfully submitted,

Paul L. Vasques, Secretary
Antrim Planning Board