

ANTRIM PLANNING BOARD

Minutes of the June 19, 2003 meeting

Members present:

Bob Bethel	Scott Burnside	Spencer Garrett
Mike Genest	Mike Oldershaw	Ed Rowehl
Dan Valley		

Members absent:

Fred Anderson	Jen Cunningham	Tom Mangieri
---------------	----------------	--------------

Public attendees:

Paul E. Blackman	Linda L. Blackman	Bill Prokop
Gayle Rochford	Wayno Olson	Margaret Bean Wright
Mike Kettle	Cynthia Kettle	Greg Halverson
Ken Wright	Sue Mckinnon	Michelle Reed
George Cole		

Chairman Rowehl opened the meeting at 7:00 PM by appointing Mr. Oldershaw to sit for Mr. Anderson and Mr. Valley to sit for Mr. Mangieri. The first order of business was the continuation of the public hearing from the June 5, 2003 meeting on the request of Mr. & Mrs. Blackman for a change of use to operate a cat boarding kennel. The Secretary presented the results of research to determine if any State regulations existed regarding the disposal of cat feces and waste. Documentation was obtained from the State Veterinary office, The Division of Animal Industry, The American Kennel Association, The Solid Waste Compliance Section of DES, and Dr. Clifford McGinnis. There appears to be no regulations regarding the disposal of the types of waste in question. Mr. Oldershaw concurred with the findings and stipulated that the Secretary's memo dated 6/18/03 and supporting documentation be incorporated in the approval. A copy of said documentation is in the applicant's Planning Board file #2002-002. Mr. Burnside moved to conditionally approve 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 following conditions apply to this approval:

1. Planning Board requirements, commitments and agreements made by the applicant and/or his agent as recorded in the meeting minutes dated June 5, 2003 and June 19, 2003 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. Sanitary maintenance, waste disposal and ventilation are to comply with all State and local requirements.

The motion was seconded by Mr. Oldershaw. Roll call vote: Bob Bethel – aye, Scott Burnside – aye, Spencer Garrett – aye, Mike Genest – aye, Mike Oldershaw – aye, Dan Valley – aye.

The next order of business was on the request by Wayno D. Olson for a Minor Subdivision. The applicant proposes to subdivide property at 132 Elm Avenue, Antrim, NH, Tax Map 4, Lot 40 in the Rural District into two (2) lots. Mr. Rowehl explained the procedure to be followed for a public hearing and confirmed that proper legal notices were given. Mr. Oldershaw (an abutter) and Mr. Valley (a prospective property owner) recused themselves from the Board. Ms. Rochford presented a current survey. Mr. Rowehl asked if pins were set along Cochrane Brook. Ms. Rochford indicated there were no pins as the centerline of the brook was the property line. Mr. Rowehl opened the floor to abutters who wished to speak in favor of the application. Ms. Wright and Ms. Mckinnon reviewed the plat and had no objections to the application. Mr. Oldershaw also spoke in favor of the application. No one spoke in opposition to the application in response to Mr. Rowehl's invitation to do so. The public portion of the hearing was closed and the Board reviewed the checklist. Ms. Rochford requested the following waivers:

1. Item 2: Change of the scale requirement of 1" = 100' to 1" = 200". Moved by Mr. Burnside, seconded by Mr. Genest and passed.
2. Item 13: Not to delineate the wetlands as there is already an existing drive, barn, foundation and well on the lot being subdivided as well as a State approved septic system and no wetlands are affected by the subdivision. Moved by Mr. Garrett, seconded by Mr. Burnside and passed.
3. Item 19: Not to locate soil test pits and percolation tests as the site has a State approved septic design. Moved by Mr. Burnside, seconded by Mr. Garrett and passed.
4. Item 20: Not to provide topographical contours. Moved by Mr. Burnside, seconded by Mr. Garrett and passed.
5. Not to provide ground control. Moved by Mr. Burnside, seconded by Mr. Genest and passed.

Mr. Rowehl suggested that the Board conduct a site review of the property. The consensus of the Board was that it was not necessary.

A number of questions were asked regarding the property line that was the centerline of the existing road. The consensus was that there should be some form of documentation to protect access to the road by the property owners. Following some discussion, Mr. Olson stipulated that the resulting deeds would provide both property owners with access to the road separating the properties.

Mr. Oldershaw suggested that the septic system approval number be placed on the plat. The Board felt it was not necessary to do so since such documentation is incorporated into the property files.

Mr. Burnside moved to accept the application of Wayno D. Olson Planning Board File # 2002-004 for a minor subdivision of property located on Elm Avenue, Antrim, NH, Tax Map 4 Lot 40 located in the Rural District. The applicant proposes to subdivide the property into two (2) lots. The motion was seconded by Mr. Garrett. Roll call vote: Bob Bethel – aye, Scott Burnside – aye, Spencer Garrett – aye, Mike Genest – aye.

Mr. Garret moved to approve the application of Wayno D. Olson Planning Board File # 2002-004 for a minor subdivision of property located on Elm Avenue, Antrim, NH, Tax Map 4 Lot 40 located in the Rural District. The applicant proposes to subdivide the property into two (2) lots.

The following conditions apply to this approval:

4. Planning Board requirements, commitments and agreements made by the applicant and/or his agent as recorded in the meeting minutes dated June 19, 2003 as they pertain to this application are a conditional part of this approval.
5. The applicant is to obtain a building permit for any construction or alterations and adhere to all building, health and fire codes.

Roll call vote: Bob Bethel – aye, Scott Burnside – aye, Spencer Garrett – aye, Mike Genest – aye.

Mr. Rowehl opened the public hearing on the request by George E. Cole Jr. for a Minor Subdivision. The applicant proposes to subdivide property at 119 Reed Carr Road, Antrim, NH, Tax Map 8B, Lot 38 in the Rural and Highway Business Districts into two (2) lots. Mr. McKinney, the surveyor for the Coles was not in attendance to present their application. The Coles agreed to a continuation of the public hearing until 7:00 PM on July 17, 2003.

Mr. Halverson and Mr. Wright presented a plat of property upon which they planned to open an excavation site. It was their intention to sell material, mostly sand, to the Town and others and they asked the Board what procedures had to be followed. They were advised that they would have to abide by the existing Earth Excavation Site regulations in order to obtain a permit. It was pointed out that even if they sold exclusively to the Town, they, as property owners, would still be responsible for reclamation unless a documented agreement with the town stating otherwise was provided to the Board.

Ms. Kettle presented a conceptual subdivision of her property for comments by the Board. Upon review of the drawing the Board advised her that the subdivision as she proposed it appeared meet all ordinances. Her next step would be to have the entire property surveyed and to submit an application for a minor subdivision.

Mr. Oldershaw moved to accept the minutes of the June 5, 2003 as corrected. The motion was seconded by Mr. Valley and passed.

A report on the site review of the Zimmerman/Weston excavation site was made by Msrs. Oldershaw, Burnside and Rowehl. They indicated that there were large boulders and stumps on the site. There also was evidence of oil spills and a number of old batteries and tires which were exposed. Zimmerman was considering a crushing plant to get rid of the boulders. Mr. Oldershaw indicated that this would require a permit. The consensus of the Board was that the town should move promptly to have the hazardous material and tires removed from the site. There was some question regarding the exact location of property lines. A suggestion was made that the State agency be asked to delineate the property lines by GPS. Mr. Genest and the Secretary were asked to check with the Selectmen to see if any agreement existed between the Town and Zimmerman/Weston regarding any financial allowances for back taxes.

Mr. Burnside presented a report on the Chauncey excavation site. Included was information regarding removal of materials and a copy of an excavation plan dated May 5, 2000. Mr. Burnside indicated that the actual site is 10 acres but only 4 ½ acres have been disturbed. Based on the report, Mr. Burnside said he would have to update the permits. Part of Mr. Burnside's review of the Chauncey pit was to ascertain the viability of the existing checklists used to enforce

the Earth Excavation Regulations. Mr. Burnside feels that the checklists appear to be usable as they are based on his review to date.

The Secretary presented information regarding the liability insurance for T/C Storage Enterprises. After reviewing the material, the consensus of the Board was that the policy did not address the matter of removal of hazardous material left behind by renters of storage space. The Secretary was instructed to investigate the matter further to see if in fact such coverage was provided by the policy.

The Secretary advised that Mr. Dugre would not be able to have his septic system installed by the July 1, 2003 deadline established by the Board even though he now has a State approved septic system design. Apparently the delay is a matter of finances. The Board instructed to have Mr. Dugre appear at their next meeting to review the status of his compliance with the approval issued for his change of use.

A standing committee of Mr. Garrett, Mr. Burnside and Mr. Rowehl were appointed to meet with the Selectmen as required to review building permit applications for construction on a Class VI road per Town policy adopted January 15, 1990. The committee is scheduled to meet with the Selectmen on June 23, 2003 regarding an application from the McLenons.

A motion made by Mr. Valley and seconded by Mr. Burnside to adjourn was passed. Mr. Rowel adjourned the meeting at 9:45 PM.

Respectfully submitted,

Paul L. Vasques, Secretary
Antrim Planning Board