

ANTRIM PLANNING BOARD

Minutes of the July 17, 2003 meeting

Members present:

Scott Burnside
Ed Rowehl

Mike Genest
Dan Valley

Mike Oldershaw

Members absent:

Fred Anderson
Spencer Garrett

Bob Bethel
Tom Mangieri

Jen Cunningham

Public attendees:

Robert Palmer
Michelle Reed
Bill Prokop
Don Knapton

Ron Haggett
Brian Cole
Smith Harriman
Paul Dugre

George Cole, Jr.
Dennis McKenney
Peter Mellon
Gayle Rochford

Chairman Rowehl opened the meeting at 7:00 PM by appointing Mr. Oldershaw to sit for Mr. Mangieri and Mr. Valley to sit for Mr. Anderson. He announced the continuation of the public hearing on the request by the 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 District into two (2) lots. Mr. McKenney presented a plat of the proposed subdivision, which showed the creation of 2.8 acres into lot #4. He indicated that the property would front on Brackett Road which is a Class VI road. Mr. Oldershaw noted that the ordinance called for 200-foot frontage on the road. Mr. McKenney said that this requirement could be met by taking an additional five-foot off the frontage of lot #2. Mr. McKenney indicated that perk tests were taken the weekend of July 12, 2003. Mr. Rowehl asked for any abutters wishing to speak either for or against the application. There were none. Mr. Oldershaw was concerned about the driveway crossing lot #4 that would service lot #1. He felt that an easement to that effect should be noted on the plat. Mr. McKenney stated that he would make such a notation. Mr. Oldershaw had the same concern regarding the well on lot #4 which was to provide water to lot #1 and felt that well rights should be noted on the plat. Mr. McKenney said he would do so. Mr. Oldershaw asked about the shed on lot #1, which was within the sideline setback. Mr. McKenney said that there were no plans to relocate the shed as it was grandfathered. The Secretary noted that there were no references to wetlands on the plat. Mr. Oldershaw felt that the wetlands should be shown and that the Board might waive the requirement that a wetland scientist delineate them.

Mr. Oldershaw moved to accept the application of George E. Cole, Jr. Planning Board File # 2003-005 for a minor subdivision of property located at 119 Reed Carr Road, Antrim, NH, Tax Map 8B Lot 38 located in the Rural District. The applicant proposes to

subdivide the property into two (2) lots. Mr. Burnside seconded the motion. Roll call vote: Scott Burnside – aye, Mike Genest – aye, Mike Oldershaw – aye, Dan Valley – aye.

Mr. Burnside moved to conditionally approve the application of George E. Cole, Jr. Planning Board File # 2003-005 for a minor subdivision of property located at 119 Reed Carr Road, Antrim, NH, Tax Map 8B Lot 38 located in the Rural District. The applicant proposes to subdivide the property into two (2) lots. The following conditions apply:

1. Planning Board requirements, commitments and agreements made by the applicant and/or his agent as recorded in the meeting minutes dated 7/17/03 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. The following easements will be recorded:
 - a. For the driveway that serves lot #1.
 - b. For the well that serves lot #1.
4. Wetlands shall be delineated on the plat.
5. Road frontage will be increased to two hundred (200) feet.

Mr. Valley seconded the motion. Roll call vote: Scott Burnside – aye, Mike Genest – aye, Mike Oldershaw – aye, Dan Valley – aye.

The next order of business was a conceptual consultation by Mr. Valley for a subdivision of approximately 50 acres off of Elm Avenue into six lots. Ms. Rochford indicated that a licensed soil scientist would delineate the wetlands. Mr. Oldershaw asked what plans existed for the maintenance of the private roadway into the development. Mr. Valley indicated that there would be an association of homeowners who would agree to provide maintenance. Mr. Oldershaw felt that such an arrangement should be noted on the plat for the protection of future property owners. He also felt that the Fire Chief and Road Agent should be consulted before final plans are considered by the Board. Ms. Rochford said she would consult with them but noted that she had laid out the road according to the subdivision regulations. Mr. Oldershaw suggested that a schedule be set to walk the site with Mr. Valley.

Mr. Palmer presented preliminary drawings for a conceptual consultation regarding a proposed subdivision by Mr. Harriman off of Pleasant Street. Mr. Harriman proposes to divide the property into six lots at this time. A road leading into the property would end in a temporary turnaround. Mr. Harriman proposes to add additional five lots to the development at a later date by extending the road beyond the temporary turnaround. Mr. Palmer asked if the Board would require a traffic study. Mr. Burnside felt the primary concern would be the sight distance at Pleasant St. He also felt that a letter from the Police Chief would be helpful to the Board. Mr. Oldershaw said the Board reserved the right to ask for a traffic study. Mr. Palmer asked if the Road Agent or an engineer would do the road review. He was advised that it could be either. Mr. Oldershaw suggested that the entire roadway be put in initially rather than stop at the temporary turnaround.

Mr. Knapton presented a rough sketch of a seven-lot subdivision off of Pierce Lake Road and on Franklin Pierce Lake for property formerly owned by PSNH. Four of the lots would front on the lake and three would front on Pierce Lake Road. He proposes to continue an existing driveway easement crossing lots 6, 7 and 8 into the new development. He plans is to keep the access as a private road and he contends that it would not be necessary to build the road to Class V specifications. He felt that since the Zoning Board had granted him a variance from the Class V requirements for the previous subdivision he could apply and probably be granted a variance for this road. Following some discussion, it was the consensus of the Board that they should hold a work session regarding the proposed development and then schedule a review of the property with Mr. Knapton. It was agreed that the work session would be held at the next meeting scheduled for August 7, 2003.

Mr. Dugre appeared before the Board to present the status of a septic system, which was to have been installed by July 1, 2003. He indicated that he had a State approved septic system design. Mr. Rowehl asked for a time line as to when the project would be completed. Mr. Dugre indicated that once the septic field was completed, he would connect a 1000-gallon tank that would service his automotive repair business. At some future date he would build a home and connect it to the same field. Mr. Oldershaw was concerned that the Board had already granted an extension for completion of the septic system and he felt a definite completion time should be set. Mr. Dugre indicated that cash flow was a problem but he felt that he would be able to complete the system in two months. Mr. Oldershaw made a motion that the deadline for completion of the system be extended until September 30, 2003. The motion was seconded by Mr. Valley and passed.

The Board asked the Secretary to coordinate with the Building Inspector to set a time for a site review of the Harriman excavation site on Elm Avenue. The best time for such a review would be Monday, Tuesday or Wednesday, preferably the first thing in the morning.

Mr. Genest moved to accept the minutes of the June 19, 2003 as corrected. The motion was seconded by Mr. Valley and passed. The Secretary advised the Board that no response had been received from Zimmerman/Weston regarding the request by the Building Inspector that they submit a restoration plan for their old excavation site. The consensus of the Board was that Town Council should initiate penalty fees. Mr. Burnside felt that the Subdivision regulations should be more specific regarding the finish grading for the development of a Class V road. The Secretary is to review and propose such wording.

Mr. Valley noted that fuel trucks were arriving at the T-Bird facility during morning business hours and creating a problem with parking and traffic flow. The Secretary was instructed to contact Mr. Schrantz of Cheshire Oil and remind him that this was a concern of the Board when approving the application and he had stipulated that most delivery would be made in the very early morning hours before the facility opened.

Mr. Valley also asked how many apartments were approved by the Building Inspector for the old Seven Falcons building because he has noticed a large dormer roof and a number of new windows. The Secretary is to discuss the matter with the Building Inspector to insure that the proper permits were obtained.

Mr. Oldershaw made a motion that the meeting be adjourned, which was seconded by Mr. Valley and passed. Mr. Rowehl adjourned the meeting at 9:35 PM.

Respectfully submitted,

Paul L. Vasques, Secretary
Antrim Planning Board