

## ANTRIM PLANNING BOARD

Minutes of the August 7, 2003 meeting

Planning Board Members present:

Scott Burnside	Bob Bethel	Bill Prokop (For Mr. Genest)
Mike Oldershaw	Ed Rowehl	

Planning Board Members absent:

Fred Anderson	Jen Cunningham	Spencer Garrett
Tom Mangieri	Dan Valley	

Zoning Board Members present

Ron Haggett	John Kendall	Ben Pratt
Paul Young		

Zoning Board Members absent:

Tom Cochran	Carol Court	Tim Quachenbush
Don Winchester		

Public Attendees:

Richard P. Corazzini	Kathleen Corazzini	Roger Dunlap
Deborah Dunlap	Gayle Rochford	Dave Penny
Jeff Parsons	Don Knapton	Lloyd Henderson

Chairman Rowehl convened the meeting at 7:05 PM with the appointment of Mr. Oldershaw to sit for Mr. Anderson and an introduction of the Board members. The first order of business was the public hearing on the request by Roger W. & Deborah E. Dunlap for a Home Occupation on property located at 8 Stacy Hill Road, Antrim, NH 03440 Tax Map 8D, Lot 20 in the Rural District. The applicant proposes to operate a Wood Working Shop. Mr. Dunlap stated that it was his intention to continue the family business of manufacturing custom furniture circa 1700' and 1800's. His uncle who had been running the business in Walpole was retiring and he planned to continue his work. Mr. Rowehl noted that the workshop had already been constructed and he wondered if Mr. Dunlap had obtained a building permit. Mr. Dunlap indicated that he had done so. There were no abutters who wished to speak either in favor or in opposition to the request and the Board entered into deliberation. Mr. Oldershaw asked what types of chemicals would be used in the operation. Mr. Dunlap indicated that there would be various varnishes, oils and stains and they would be kept in a fireproof locker. Mr. Bethel asked how many people would be employed and if the Fire Chief had given his approval. Mr. Dunlap explained that he would not have any employees and as yet the Fire Chief had not inspected the building. Mr. Parsons, the Building Inspector stated that the building was scheduled for final inspection and Fire Code approvals would be obtained at that time. Mr. Rowehl summarized that the proposed use was a permitted use in the district. A review of the checklist indicated that all requirements had been met except for approval by the Fire Chief. The Building Inspector was instructed to be sure that closed containers were provided for the storage of rags that are used with solvents in the facility.

Mr. Oldershaw moved to accept the application of Roger W. & Deborah E. Dunlap Planning Board File # 2003-006 for a Home Occupation on property located at 8 Stacy Hill Road, Antrim, NH, Tax Map 8D Lot 20 located in the Rural District. The applicant

proposes to operate a Woodworking Shop. Mr. Burnside seconded the motion. Roll Call vote: Scott Burnside – aye, Bob Bethel – aye, Bill Prokop – aye, Mike Oldershaw – aye.

Mr. Burnside moved to approve the application of Roger W. & Deborah E. Dunlap Planning Board File # 2003-006 for a Home Occupation on property located at 8 Stacy Hill Road, Antrim, NH, Tax Map 8D Lot 20 located in the Rural District. The applicant proposes to operate a Woodworking Shop. 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 August 7, 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.

Mr. Oldershaw seconded the motion. Roll Call vote: Scott Burnside – aye, Bob Bethel – aye, Bill Prokop – aye, Mike Oldershaw – aye.

Mr. Rowehl introduced Ms. Rochford who presented the request by the Matthew J. & Alice E. Flemming for a Minor Subdivision. The applicant proposes to subdivide property at 96 Elm Avenue, Antrim, NH, Tax Map 4, Lot 36 in the Rural District into two (2) lots. Ms. Rochford explained that a new house lot was being subdivided from the main lot. The driveway to the new lot would be extended from the existing driveway so there would be no new curb cut. An easement would be provided for the driveway to the new lot. She indicated that there were no wetlands on the property. Ms. Rochford indicated that Mr. Flemming and Mr. Haggett (an abutter) would be returning to the Board at a later date for a lot line adjustment between the two properties. Ms. Rochford asked that the Board give conditional approval pending State Subdivision approval. Mr. Haggett spoke in favor of the request, no abutter spoke in opposition and the Board entered into deliberation. Mr. Oldershaw asked if the old foundation would be used. Ms. Rochford said it would not because it is within the sideline setback. The Board reviewed the checklist. The requirement for ground control was waived and all other requirements were met. Mr. Burnside moved to accept the application of Matthew J. & Alice E. Flemming Planning Board File # 2003-007 for a minor subdivision for property located at 96 Elm Avenue, Antrim, NH, Tax Map 4 Lot 36 located in the Rural District. The applicant proposes to divide the property into two (2) lots. Mr. Oldershaw seconded the motion. Roll Call vote: Scott Burnside – aye, Bob Bethel – aye, Bill Prokop – aye, Mike Oldershaw – aye.

Mr. Burnside moved to approve the application of Matthew J. & Alice E. Flemming Planning Board File # 2003-007 for a minor subdivision for property located at 96 Elm Avenue, Antrim, NH, Tax Map 4 Lot 36 located in the Rural District. The applicant proposes to divide 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 August 7, 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. Final approval is pending State Subdivision approval

Mr. Bethel seconded the motion. Roll Call vote: Scott Burnside – aye, Bob Bethel – aye, Bill Prokop – aye, Mike Oldershaw – aye.

Ms. Rochford then represented Mr. Corazzini regarding a minor subdivision. Mr. Corazzini wants to subdivide one lot off of his property that is in the Rural Conservation District. He would like to have 210 feet as the road frontage. The zoning ordinance requires a 300-foot road frontage. Ms. Rochford asked if the Board would consider the lot as a “back lot” which only requires a 50-foot frontage; hence the 210 feet would exceed the requirements. After a brief discussion, the consensus was that the lot would not qualify as a back lot. Ms. Rochford then presented other sketches showing how a 300-foot frontage could be provided. The Board advised Ms. Rochford that if they wish to subdivide the lot with less than the required 300-foot frontage they would first have to appeal to the Zoning Board of Adjustment for a variance.

Mr. Rowehl then opened a combined work session with the Zoning Board of Adjustment. The first topic discussed was the expansion of non-conforming uses. The issue was Article XVI.D.1 that permits the expansion of a non-conforming use by the granting of a variance by the Zoning Board and Article XI-A.14.a of the Shoreland Protection district that does not permit such an expansion. Mr. Rowehl cited RSA 483.B.11 that governs non-conforming uses. Mr. Pratt reviewed three recent cases that were heard by the Zoning Board regarding expansions of a non-conforming structure in the Lakefront Residential District. Part of the discussion was changes in non-conforming uses which resulted in a less non-conforming situation. Mr. Oldershaw felt that this was not a matter that could be resolved by the Boards and legal counsel was required. The Secretary was instructed to review the matter with Town Counsel to determine if the Town’s ordinance would be defensible in court and report back to the Board.

The Board then reviewed the pending appeal of Mr. Booth regarding the necessity of his undergoing a minor site plan review to operate a farm stand. Following some discussion of Town Counsel’s advice it was the consensus to proceed on the premise that a site plan review is required.

The next order of business was to discuss aspects of a proposed subdivision of land On Pierce Lake Road by Mr. Knapton. At issue is whether or not the road access into the subdivision needs to be built to Class V specifications or could it be an extension of the driveways into the adjacent subdivision. Following some discussion it was agreed that a more intimate knowledge of the site was required before a decision could be made. It was agreed that the Board members would walk the site with Mr. Knapton on August 18, 2003 at 6:00 PM.

The Secretary was instructed to review the regulations regarding roadways in subdivisions and to submit changes to the regulations for consideration by the Board. Factors, which should be considered, would be to provide options, to provide for quality control, to utilize engineers to insure roads are built to specifications and specifications

for points of compaction testing are established. Wording should also be considered that would make it mandatory that a road be paved before it is offered to the town for acceptance.

Approval of the minutes for the July 17th meeting was tabled until the August 21<sup>st</sup> meeting because there were not sufficient members present this evening that were at the July 17<sup>th</sup> meeting.

Mr. Oldershaw, Mr. Parsons and Mr. Rowehl all commented on their visit to the Harriman excavation site on Elm Ave. They observed a number of steep slopes, brush piles and miscellaneous items dumped on the property. The consensus was that Mr. Harriman had to come up with a plan to reclaim the site. Unfortunately, due to a misunderstanding, Mr. Harriman did not attend the review. Mr. Parsons was instructed to set up another time with Mr. Harriman to visit the site with Board members.

Mr. Prokop reviewed a letter from the Board of Selectmen outlining a proposal to enter into an agreement with Mr. Halverson for the Town to harvest sand from his property. Mr. Bethel was concerned as to how excavation would be limited only to the Town. Mr. Penny said that possibly the driveway to the area could be chained. Mr. Burnside suggested that the Selectmen talk to the Town of Hancock as they have had some experience regarding such an arrangement.

The Secretary reviewed the result of contacting T-Bird regarding fuel trucks on site during morning business hours. Mr. Schrantz of Cheshire Oil has indicated he will look into the matter and see to it that the practice is kept to a minimum. The Secretary reviewed a letter from the NH Lakes Association that provided some videos for viewing by Board members. He was also instructed to obtain a demo of a software plan designed for the preparation of a Capital Improvement Plan. Mr. Prokop noted that the Planning Board has the right to review the Capital Improvement Plan of the ConVal School District. The Board decided to table any action on Duplexes and Permitted Uses by districts until more members were present. Mr. Kendall brought up the adverse conditions of Cross Road and there followed some discussion of what could be done. The Selectmen will review the matter with the Road Agent. Mr. Prokop suggested that the Secretary send a copy of the Zimmerman/Weston documentation to the Hancock selectmen.

Mr. Burnside moved that the meeting be adjourned. Mr. Oldershaw seconded the motion which passed. Mr. Rowehl adjourned the meeting at 9:35 PM.

Respectfully submitted,

Paul L. Vasques, Secretary  
Antrim Planning Board and Zoning Board of Adjustment