

ANTRIM PLANNING BOARD

Minutes of the September 4, 2003 meeting

Planning Board Members present:

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

Planning Board Members absent:

Scott Burnside	Jen Cunningham	Tom Mangieri
----------------	----------------	--------------

Public Attendees:

Mr. Haggett	Mr. Flemming	Mrs. Flemming
Gayle Rochford, Surveyor		

Chairman Rowehl convened the meeting at 7:05 PM by appointing Mr. Oldershaw to sit for Mr. Mangieri and Mr. Valley to sit for Mr. Anderson who arrived late. The first order of business was a public hearing on the request of Ronald D. Haggett & Matthew J. Flemming for a Lot Line Adjustment per Section V, para. B.1 of the Antrim Subdivision & Site Plan Review Regulations for properties located at 100 Elm Ave. & 96 Elm Ave., Antrim, NH 03440 Tax Map 4, Lots 37 & 36-1 in the Rural District. Ms Rochford presented a plat showing the lot line adjustment. Mr. Valley, an abutter, recused himself from the Board and the remaining members reviewed the plat. Mr. Rowehl noted that the exchange in land was essentially an even swap. Mr. Oldershaw moved that the application of Ronald D. Haggett & Matthew J. Flemming be accepted. Mr. Garrett seconded the motion. Roll call vote: Mr. Bethel – aye, Mr. Garrett – aye, Mr. Genest – aye, Mr. Oldershaw – aye. Mr. Bethel moved to approve the application of Ronald D. Haggett & Matthew J. Flemming. Mr. Genest seconded the motion. Roll call vote: Mr. Bethel – aye, Mr. Garrett – aye, Mr. Genest – aye, Mr. Oldershaw – aye.

Mr. Oldershaw made a motion to approve the minutes of the August 21, 2003 meeting as presented which was seconded by Mr. Bethel and passed. The Secretary reported that there were two apartments being constructed at the site of the old Seven Falcons building. The question arose as to whether the Board had given permission for one or two apartments to be constructed. The Secretary was instructed to review previous minutes and report back to the Board. The Board was advised that Town Counsel was still reviewing Town ordinances and regulations before advising on the matter of non-conforming uses.

The Secretary reported that Town Counsel had not yet approved the agreement between Halverson and the Town for removal of sand. Mr. Genest said that a couple of minor items needed to be revised. Mr. Oldershaw asked if the Town had started to haul material and was told they had done so. A discussion then followed as to how the Town could commence work without having first received approval of the Board by submitting a reclamation plan. Mr. Genest said he would make some phone calls on Friday, September

5th and see that the work was stopped and he would report the Board's concern to the Selectmen. Concern was expressed by various Board members that almost a year had gone by and none of the existing excavation sites had been brought into conformance. This lack of enforcement led to a discussion of the general lack of enforcement of code violations and possible ways to remedy the situation. The consensus was that Mr. Genest would bring the subject up at the Selectmen's meeting on September 8th. In addition, Mr. Genest would arrange to have the Selectmen attend the September 18th Planning Board meeting to address the matter.

The Secretary reported that a complaint called in by a neighbor regarding what appears to be a home occupation by Dr. Lofgren had been investigated and it was determined that in fact no home occupation was being pursued. He also advised the members that the September 1st deadline for submission of a reclamation plan by Zimmerman/Weston had passed. It was decided that enforcement of the Zimmerman/Weston site would be part of the aforementioned meeting with the Selectmen.

The Secretary reviewed the following correspondence with the members:

1. Town Counsel's advise regarding appeals to the ZBA of the Subdivision and Site Plan Review Regulations.
2. A possible side line setback violation for Lang/Davis.
3. Information regarding sand & gravel pit compliance.
4. An article from the *Concord Monitor* regarding Shorelands.
5. Registration forms for a Wetland Classification Workshop, Municipal Law Lecture Series, a Budget & Finance Workshop and the 16th Annual Municipal Volunteer Awards.
6. Notification of a public hearing for a PWSF in Lyndeborough on 9/11/03

The Secretary noted that he had not generated any background information on the Capital Improvement Plan. Mr. Genest felt that obtaining information for the Plan should be placed at a higher priority as we were approaching time for the preparation of next years operating budget. The Board then discussed possible changes to ordinances and regulations.

Mr. Bethel moved that the following be added as paragraph Y to Article XIV, Supplemental Regulations of the zoning ordinance.

“Multifamily dwellings may only be constructed on property served by the municipal water and sewer system”

Mr. Valley seconded the motion, which was passed.

Mr. Oldershaw moved that the following be added to the Subdivision & Site Plan Review Regulations as Section IX, paragraph G:

“If a road is to be offered up for acceptance by the Town it must be paved per paragraph H.12”

Mr. Bethel seconded the motion, which was passed.

Mr. Valley moved that the following italicized wording be incorporated into Section IX, paragraph H.12 of the Subdivision and Site Plan Review Regulations:

“Paved roads shall consist of three inches of hot bituminous concrete. It shall be applied in two (2) courses: a two (2) inch base course and a one (1) inch wearing course. The thickness specified shall be compacted. Pavement shall be applied by an approved paving contractor and in accordance with the State of New Hampshire Standards and Specifications for Road and Bridge Construction as approved and adopted in 1971 and subsequently amended and/or superceded.”

Mr. Oldershaw seconded the motion, which was passed.

Mr. Rowehl stated that Mr. Harriman contacted him regarding the regulation requiring a certified engineer approved by the Board for any road construction. Mr. Rowehl will provide Mr. Harriman with a copy of the regulation. There was some discussion as to whether or not Mr. Harriman had started work on the subdivision without approval. The Secretary will ask the Building Inspector to look into the matter. The subject of reclamation of the Harriman pit on Elm Ave. came up. The matter will be dealt with as an enforcement item in the meeting with the Selectmen.

Mr. Rowehl advised the Board that on 8/28/03, Mr. Oldershaw, Mr. Rowehl and Mr. Prokop met with Mr. Valley and Ms. Rochford, his surveyor to review the site of a proposed six lot major subdivision off of Elm Avenue.

The subject of Mr. Dugre’s septic system was brought up. The Secretary will ask the Building Inspector for a status report.

Mr. Bethel noted that a fuel delivery truck was at T-Bird at 5:00 PM. The Secretary was instructed to contact Cheshire Oil again with a copy of the minutes outlining the manner in which fuel deliveries would be handled.

Mr. Oldershaw made a motion to adjourn the meeting, which was seconded by Mr. Bethel. Mr. Rowehl adjourned the meeting at 8:25 PM.

Respectfully submitted,

Paul L. Vasques, Secretary
Antrim Planning Board