

ANTRIM PLANNING BOARD

Minutes of the October 2, 2003 meeting

Planning Board Members present:

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

Planning Board Members absent:

Jen Cunningham	Tom Mangieri
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Public Attendees:

Christine Fletcher	Peter Mellen, Surveyor
Chuck Zimmerman	

Chairman Rowehl opened the meeting at 7:00 PM by appointing Mr. Oldershaw to sit for Mr. Mangieri. The first order of business was on the request by Arthur W. & Christine Fletcher for the annexation of property. The applicant proposed a lot line adjustment between lots 17 & 18, Tax Map 4. Mr. Rowehl described the procedure for the public hearing and introduced the Board members. He confirmed that all abutters had been notified and that appropriate public notice was given. He then asked Mr. Mellen to make a presentation on behalf of the applicants.

Mr. Mellen presented a survey of the properties in question. He indicated that in the initial survey there was a four-foot strip of land, which supposedly belonged to the heirs of Fred Proctor. Subsequent research showed that it belonged to the Contoocook Valley Development Corp. who since have conveyed the land to the Ducharmes. Board members reviewed the plot plan and posed a few questions to Mr. Mellen which were answered to their satisfaction. There were no abutters present to speak either in favor or against the application. Mr. Mellen pointed out the annexation would transform a non-conforming lot into a less no-conforming lot. There were some wetlands on lot 18 in the area along Raymond Brook, which were not delineated. Since no construction was planned on the lot the board waived the requirement for wetland delineation. The Board also waived the requirements for items 11, 19, 20, 21, 23, and 31 on the checklist.

Mr. Oldershaw moved to accept the application of Arthur W. & Christine E. Fletcher Planning Board File # 2003-010 for a Lot Line Adjustment for property located at 56 Goodell Road, Antrim, NH, Tax Map 4, Lot 18 located in the Rural District. The applicant proposes to adjust the property line between map 4, lot 18 and map 4, lot 17. Mr. Anderson seconded the motion. Roll call vote: Mr. Anderson – aye, Mr. Bethel – aye, Mr. Burnside – aye, Mr. Garrett – aye, Mr. Genest – aye, Mr. Oldershaw – aye.

Mr. Oldershaw moved to approve the application of Arthur W. & Christine E. Fletcher Planning Board File # 2003-010 for a Lot Line Adjustment for property located at 56 Goodell Road, Antrim, NH, Tax Map 4, Lot 18 located in the Rural District. The applicant proposes to adjust the property line between map 4, lot 18 and map 4, lot 17. 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 October 2, 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. Anderson seconded the motion. Roll call vote: Mr. Anderson – aye, Mr. Bethel – aye, Mr. Burnside – aye, Mr. Garrett – aye, Mr. Genest – aye, Mr. Oldershaw – aye.

Mr. Zimmerman appeared before the Board for a conceptual consultation regarding property at map 3, lot 49. It was his intention to reopen the excavation site, which had been inoperative for some time. Mr. Zimmerman gave a brief historical description of activity on the property over the years. He stated that his current intent was to find a means to restore the land with a minimum of expense. He indicated that Dennis McKenney would survey the property in preparation for applying for a permit to operate the site. Tom Keenan of Peterborough would operate the site and in the process remove approximately 5,000 yards of material. Mr. Zimmerman presented a drawing, which located the excavation site, a proposed land use plan, a preliminary excavation plan and a preliminary restoration plan. Mr. Rowehl asked the Board if the removal of the 5,000 cubic yards required a permit. The consensus of the Board was that it did. Mr. Valley asked if Mr. Keenan would be doing the excavation work in exchange for the 5,000 cubic yards of material. Mr. Zimmerman said that that would be the arrangement. Mr. Valley asked if the Board could see a copy of the contract with Mr. Keenan. Mr. Zimmerman said that one did not exist as yet but he did provide a copy of the proposal submitted by Mr. Keenan.

Mr. Oldershaw thanked Mr. Zimmerman for making a start to reclaim the site. He was concerned about the amount of material to be removed and felt that if the Board waived the requirement for contour lines there would be no way to determine the volume of material removed. Mr. Burnside felt that Mr. McKenney could determine contour lines every ten feet and the cost would not be excessive. Mr. Rowehl confirmed that Mr. Zimmerman would file an Intent to Excavate and obtain a permit. The Secretary asked for an estimate of when Mr. Zimmerman would appear before the Board for approval. He felt he could be ready by the third Thursday in November. It was determined that Mr. Zimmerman could proceed with the driveway providing that he obtained a driveway permit from the Road Agent. It would be the Antrim Road Agents responsibility to coordinate with the Road Agent in Hancock.

Mr. Oldershaw moved to accept the minutes of the September 18, 2003 meeting as corrected. Mr. Anderson seconded the motion, which was passed.

The Secretary advised the Board of a Zoning and Land Use seminar scheduled for 11/18/03 and the SWRPC Quarterly dinner scheduled for 10/21/03

Mr. Rowehl reported that he, Mr. Oldershaw, Mr. Valley, Mr. Burnside and Mr. Parsons met with Ms. Ana Ford of NH Environmental Services at the Harriman excavation site on Elm Avenue on September 23, 2003 at 7:30 AM. The purpose of the meeting was to view the site to obtain information regarding State requirements for the reclamation of the site. As a result of the meeting a letter was received from the DES dated 9/25/03 regarding slope requirements for reclamation. A discussion followed regarding the Towns activity at the Halverson site. Mr. Oldershaw was concerned about the manner in which the Town initiated the excavation. He wondered who determined the inventory (if in fact that was done) and if any photos had been taken before starting excavation. Mr. Burnside expressed the same concerns and commented that Mr. Harriman had mentioned to him that the Highway Department left the area in a mess when they excavated material from his site on Elm Avenue.

The Secretary reported the current status of the septic system being installed by Mr. Dugre and the Board was satisfied that progress was being made. He reported that the number of apartments at the old Seven Falcons building did not exceed what was approved in the site plan review. A letter from Selectman Prokop regarding Town Counsels opinion that all that was required before proceeding with excavation of the Halverson site was a letter certifying that restoration would be done in conformance with RSA 155:E. Such a certification was submitted at the September 18, 2003 meeting.

The Secretary reviewed new wording in the ordinance for Duplex housing. Mr. Anderson moved that the following be added to Article XIV, Supplemental Regulations

X. Duplex Housing

- a. The floor plans of each unit shall be the mirror image of one another and of equal area.
- b. Each duplex shall be served by a single curb cut only.
- c. The units shall be separated by a firewall per the BOCA Building Code
- d. Each unit must have separate and independent heating/cooling and electrical systems.

The motion was seconded by Mr. Burnside and passed.

The Secretary reviewed the matter of code enforcement based on comments made by the selectmen at the previous Board meeting. In summary, the position of the Board was that a violation was a violation and should be dealt with by the Code Enforcement Officer as a designated agent of the Board of Selectmen in a timely manner. The Board felt that the Secretary should not get involved in the matter of code violations other than to report to

the Code Enforcement Officer any violations that are brought to his attention via complaints.

Mr. Valley presented a letter to the Board wherein he requested that the requirement for a certification of the private road by a professional engineer be waived. The Board agreed that the road should be inspected per the requirements of Section VIII, paragraph B. of the Antrim Subdivision and Site Plan Review Regulations, which permits inspection by the Selectmen or their designated agent. Mr. Valley also requested that the requirement for posting a bond be waived. He contended that he would not be selling individual lots but would be selling completed homes. His intention was to construct the road in segments as he developed each home site. The Board felt that no lots could be sold until the road was completed to that lot. Mr. Valley also proposed to use the adjoining properties as a turn around and not construct the cul de sac until the entire road was completed. Following extensive discussion by the Board, the Secretary was instructed to obtain advice from town counsel regarding the need for bonding under such a scenario.

Mr. Anderson moved that the meeting be adjourned. Mr. Burnside seconded the motion, which was passed. Mr. Rowehl adjourned the meeting at 9:40 PM.

Respectfully submitted,

Paul L. Vasques, Secretary
Antrim Planning Board