

Minutes of the Antrim Board of Adjustment December 11, 1990

Present: Mary Allen, Clerk; Tom Curran; Joseph Timko; Patricia Hammond-Grant; Marianne Moery, Chairman; Howard Humphrey, Sr, Alternate; Everett Chamberlain, Alternate.

Maruzen Kensetsu Company for a Special Exception to Article VII, Section C.6. of the Antrim Zoning Ordinance. The Applicant proposes establishing a private postsecondary school at the former Hawthorne College property off Route 9 in the Rural District.

The Chairman opened the meeting at 7:30 P.M. and introduced the Board which will be sitting for this hearing: Mary Allen, Clerk; Patricia Hammond-Grant; Tom Curran; Joseph Timko; and Marianne Moery, Chairman. The Clerk read the Application and stated that notice has been sent to abutters, certified mail and published in the Peterborough Transcript on November 27, 1990 (page 23). All receipts have been returned except those of Estate of Franseen, Contel, and Estate of Deming. The Clerk verified if there were any abutter present who had not been notified. There were none present. Correspondence had been received from Mary French, an abutter supporting the proposal; The Antrim Planning Board supporting the proposal; and the Board of Selectmen interpreting the meaning of "parochial" as it applies to Article IV.B.1. The Selectmen interpret it to mean "private".

The Chair read Article XII, Section A.1. thru 5. which applies to the granting of Special Exceptions, and turned the floor over to Attorney Susan Leahy, who made the presentation. She displayed a plan of the college property which included the location of the buildings and gave an outline of the proposal, which is similar to the previous use, a Liberal Arts College with a Flight School. At this point she gave the history of the Company presenting the proposal and introduced Hiroshi Haga, who will be the principal in the implementation of the plan. She stated that Mr. Haga is prominent in education in Japan and presently associated with a prestigious women's college in Tokyo and a women's institute in Boston. Maruzen Kensetsu is a 30 year old real estate development and construction company in Tokyo and Osaka (a stock company) and Hawthorne will be its first venture into education outside of Japan. They hope to close on the property by December 31, 1990 if all State and Federal rules allow. Ms Leahy is optimistic about these approvals and stated that the Applicant hopes to open in September or 1991. She expressed the opinion that this date might be optimistic but they will try to accomplish this. It is projected that the student body will probably be composed of 40% Japanese with the balance from the United States and elsewhere. At some point all the buildings will be renovated and Leahy commented on the proposed golf course, which will not be built until some time in the future. Leahy said that the plan is to have a contractor of record who will subcontract to local people. She also introduced Carlos Quintal an engineer who specializes in environmental concerns.

He will be reviewing the water and septic systems and making recommendations for improvement of same. She assured the Board that the Applicant plans to improve the existing facility addressing the problems of the buildings formerly known as Peabody, Scarborough, Cafeteria, Library, and Administration first. Leahy addressed waste disposal and stated that Waste Management has been contacted and has indicated that they have the capability to handle any waste generated by the college. She again assured the Board that any septic problems will be repaired and will comply to State standards. Leahy has contacted Fire Chief, Mike Beauchamp and Mr. Britton, State Fire Marshall to determine the requirements for fire safety and the Applicant proposes to comply. Ms. Leahy also stated that the Applicant will have a full time security force on campus handle any problems which may arise. She stated that aircraft noise cannot be controlled but the Applicant will endeavor to be a good neighbor. They will try to control low flying aircraft and stalling maneuvers. The Applicant plans to implement community liaison. Parking will not be increased but will be improved to control run-off. The Applicant will probably provide shuttle service for the students. Leahy commented that the Planning Board has expressed approval for the proposal and commented that the Applicant will be seeking accreditation but this cannot be done until the college is in operation. She stated that it is the Applicant's intention to become accredited as soon as possible. She argued that the buildings were designed for the proposed use and made reference to the interpretation of the word "parochial" by the Board of Selectmen. The Chair opened the hearing to comments from the floor, abutters in favor first. Keith Boatright, abutter; Richard Herman, abutter representing Interlocken and Bagley Pond Corp; Bob McNeil, owner of Backward Look Antiques; Harry Page, Antrim Businessman; David Penny; Carl Beehner, owner of a bed and breakfast; Barbara Beehner; Barbara Williams; and Arnold Johnson, a non-resident and professor formerly employed by the college all spoke in favor of the proposal. There was no testimony against the proposal. The Chair asked for comments from the Board. Tom Curran commented on the position of some of the buildings in the Highway Business District. It was determined that schools are a permitted use in the Highway Business District. Mary Allen addressed a question to Carlos Quintal relative to the septic systems. Quintal assured her that these problems are being addressed and that there is enough area to handle any problem that may arise. Liz Sharkey, reporter for the Peterborough Transcript asked whether the college will be coed or not. Leahy answered that this is not associated with Showa of Boston and will be Coed. The college will be wholly owned by Maruzen. When asked if it would be operated for profit or non-profit Leahy answered that the decision has not been made. Helene Newbold asked about the others attending the meeting as a result of which Leahy introduced the group. (see list of attendees) Bob McNeil had a further question relative to locating an airstrip on the college property should there be no cooperation from the Town of Deering. Leahy answered that this has been taken care of and approval will

be forthcoming from the Deering Selectmen. The Chair closed the hearing and summarized the proceedings. Case #151 for a college providing degrees in Liberal Arts, Aviation, and Language with a general contractor subcontracting for bids to be awarded locally. Public portion was closed and the Board took a five minute break.

The Chair called the Board to order at 8:55 P.M. and opened deliberations. Mary Allen commented on the thoroughness of the presentation and it was determined that the area requirement for a college was met. The five points addressed in Article XII, Section A.1.thru 5.

1. Appropriate and similar use: After some discussion the consensus was that the location is appropriate and that while there are no other colleges in the area, the use is allowed by Special Exception. There is room for growth and the Planning Board agrees that the location is appropriate.
2. Will not adversely affect the neighborhood: Joseph Timko referred to the positive comments from the abutters. Mary Allen made a comment to the effect that this use will not exceed the former use and that there will be the same level of student population.
3. Use will not create excessive traffic etc: The same argument applied that the abutters had no objections and that the Applicant will try to control the problems with airspace.
4. Intent of the Zoning Ordinance: The consensus being that the Planning Board letter speaks for itself.
5. Adequate and appropriate facilities: Mary Allen stated that she is satisfied that the septic situation will be resolved. Joseph Timko expressed the opinion that the accreditation process will require that the plant is in good operation as well as meet academic requirements. The consensus being that there will be adequate and appropriate facilities.

Mary Allen commented again on the excellent presentation. The Chair asked the Board if it will require any special considerations. There being none, Joseph Timko moved to grant a Special Exception to Article VII, Section C.6. of the Antrim Zoning Ordinance to Maruzen Kensetsu Company. Tom Curran second. The Chair asked for discussion. Mary Allen suggested that the motion be amended to add: The Board finds that the Applicant meets all the criteria of Article XII, Section A. items 1 thru 5. The Chair called for a vote on the amendment. Mary Allen moved the amendment. Patricia Hammond-Grant second. The vote on the amendment: Joseph Timko, yes; Tom Curran, yes; Mary Allen, yes; Patricia Hammond-Grant, yes; Marianne Moery, yes. The amendment was approved. The Chair called for the vote on

the amended motion: Joseph Timko, yes; Tom Curran, yes; Mary Allen, yes; Patricia Hammond-Grant, yes; Marianne Moery, yes.

Susan Leahy thanked the Board and asked for permission for Mr. Haka to speak to the assembly. Permission granted and Mr. Haka made a statement to the effect that he appreciated his reception by the Town and expressed the desire for Maruzen Kenetsu to have a good relationship with the Town. He also stated that the Company will endeavor to be a good neighbor.

Respectfully submitted,  
Barbara Elia, Secretary

Hawthorne College 12-11-90

NAME	REPRESENTING
Wendy S. Carey	West Street
Virginia Rowehl	West Street
Keith Boatright	Stacy Hill Road
Jan Boatright	Stacy Hill Road
Susan Leahy	Maruzen Kensetsu Co
Hiroshi Haga	C. E. A. Inc.
Carlos A. Quintal	C. A. Q. Planning & Eng. Co.
Aidan F. Browne	Sullivan & Worcester
Erik Hestnes	Sullivan & Worcester
Charles Winans	Maruzen Kensetsu Co.
Ralph E. Tanner	Elm Ave Box 290 Antrim
Patricia Shaw	Antrim
Lois Powers	Monadnock Ledger
Matthew Yakovakis	Property Owner Route 9
Barbara Williams	Property Owner Box 75
Howard Humphrey Sr.	
Everett Chamberlain, Sr.	
David Boule	Smith Road
Mr. & Mrs. Jos. Smith	Buttercup Lane
Gay McNeil & Bob McNeil	Rte 9 Box 298
Helene Newbold	RR1 Box 104 Stacey Hill Rd
Richard Herman	Interlocken Ctr for Exp & Ed
Francis Hutchins	Cape Cod Colleague of Mr. Haga
William Scotts	Cultural Exchange Assoc. Inc.
Dick Abers	Dr. Ed.Consult.(Airline Pilot)
Ruth Zwirner	
Jackie Hooper	Manchester Union Leader
Harry E. Page	
Nancy Timko	
Steve Mosher	
Thomas Davis	
Gary Gagnon	
Carl Beehner	
Barbara Beehner	

Eric E. Aldrich  
Elizabeth H. Sharkey

Keene Sentinel  
Peterborough Transcript