

## **MINUTES OF PLANNING BOARD MEETING**

**JUNE 1, 2000**

**Members present:** Ed, Rowehl, Chairman  
Tom Mangieri  
Fred Anderson, Alternate  
Bob Bethel

**Members Absent:** Hugh Giffin  
Spencer Garrett  
Eric Tenney, Ex-Officio  
Denise Dargie

A quorum was not present at the scheduled meeting time of 7:00 PM. Additional members arrived following calls by the Secretary to absent members. Chairman Rowehl opened the meeting at 7:20 PM by appointing Mr. Anderson as an alternate for Mr. Garrett.

Mr. Rowehl called for the acceptance of the minutes of the April 29, 2000 Public Hearing. Mr. Mangieri moved that the minutes be accepted. The motion was seconded by Mr. Bethel and unanimously approved on a voice vote. The next item on the agenda was the approval of the May 4, 2000 minutes. Mr. Anderson stated that he was not present at the 5/4/00 meeting, hence could not vote. Mr. Rowehl said that since a quorum was not present that a motion to table the motion for approval was in order. Mr. Mangieri made such a motion which was seconded by Mr. Bethel and unanimously passed on a voice vote.

The Secretary presented an invoice from the Southwest Regional Planning Commission for work performed on the Master Plan for approval. Mr. Rowehl pointed out that the agreement was to pay SWRPC upon completion of the Master Plan; hence the invoice as submitted should not be paid. A DMV notice for Zen's Custom Bikes & Trikes was reviewed and approved and the Secretary was directed to return the approval to DMV. A Standard Dredge and Fill Application for Paul Young on Franklin Pierce Lake was reviewed for information purposes only.

Mr. Mangieri reported on a conference he had attended covering "Non Point Source Pollution". He felt the information provided would be useful to members of the Board. He recommended that the speaker be invited to make a presentation to the Board. Mr. Rowehl asked that Mr. Mangieri remind the Board to do so in the future.

Mr. Rowehl opened the Public Hearing at 7:30 PM for the application of Patty Belanger to operate a small gift shop for gifts, decorative art and handcrafts in the basement of the property which is located at 297 Clinton Road, Antrim, NH 03440, Tax Map 5, Lot 128 in the Rural District. He asked Ms. Belanger to give of brief description of the proposed

application. Ms. Belanger stated that the business would be conducted in a 13' x 17' room in the basement. Hours of operation would be from 10am – 6pm weekdays and 10am – 2pm Saturdays. There would be no employees. Mr. Rowehl called for comments from the public in favor of the application. Ms. Pauline Robertson, a neighbor said she was in favor of the application. Mr. Rowehl then asked for any opposition to the application. There was none. Mr. Rowehl then closed the Public Hearing. Mr. Mangieri asked if there was adequate parking. Mr. Belanger replied that there was a 60' x 80' parking area which would be more than adequate. Mr. Anderson moved the acceptance of the application of Patty Belanger for a Home Occupation for property located at 297 Clinton Road, Tax Map 5, Lot 128 located in the Rural Area. Mr. Mangieri seconded the motion. Following some discussion a roll call vote was take. Mr. Bethel – yea, Mr. Anderson – yea, Mr. Mangieri – yea, Mr. Rowehl – yea. The motion was passed unanimously. Mr. Bethel made a motion to approve the application which was seconded by Mr. Anderson. A roll call vote was take. Mr. Bethel – yea, Mr. Anderson – yea, Mr. Mangieri – yea, Mr. Rowehl – yea. The motion was passed unanimously. Mr. Rowehl advised Ms. Belanger that she would receive official notification of the approval.

Mr. Rowehl presented the application of Smith & Lois Harriman for a Major Subdivision. He pointed out that the application should read four lots rather than three lots. After some discussion as to when to hold a public hearing on the Harriman application it was decided that it was necessary to establish an alternate meeting place for the Board during the Town Hall renovations. After reviewing alternate facilities a motion was made by Mr. Bethel, seconded by Mr. Anderson to hold Board meetings on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of the month at the Maplehurst Inn pending confirmation by the Secretary that the Inn was available on those days. The motion was unanimously passed on a voice vote. It was then agreed to hold the public hearing on the Harriman application on July 5, 2000 pending confirmation of the availability of the Maplehurst Inn.

Mr. Rowehl opened the 8:00 PM Public Hearing for the adoption of a “Wireless Communication Facility” regulation to the zoning ordinances. Mr. Rowehl pointed out two minor changes to the proposed ordinance made by Mr. Little, the Board’s attorney. After some discussion it was agreed to incorporate the changes. Mr. Rowehl then solicited comments from the public. Ms. Wardman suggested a clarification of multiple towers. She said that with the new technology, towers have to be closer but not as high. She pointed out that Peterborough needs 12 towers along Rt. 101 spaced every 100 feet.

Ms. Nelkens questioned Mr. Little's legal judgement. She stated that her lawyer says that towers can be limited to no more than 10' higher than the tallest tree. She also felt that towers should not be permitted in the Conservation District., that we could restrict them in certain zoning districts and that we could control safety concerns. Mr. Mangieri pointed out that time was of the essence and he recommended that the Board accept the proposed ordinance with the changes suggest by Attorney Little. He felt that the changes suggest by the public could be incorporated as an addendum. Mr. Mangieri than asked when the regulation would become effective. Mr. Rowehl replied that if the Board accepts the proposed ordinance a request is then made of the Board of Selectmen to

schedule a Town Meeting. Ms. Nelkens strongly felt that the ordinance should be worded more strongly. Mr. Mangieri felt that the proposed ordinance should be adopted at this time and changes could be made at a later date. He moved to adopt the proposed Wireless Communication Facilities regulation and the Board request the Selectmen to hold a Special Town Meeting to consider and vote to add these regulations to the Antrim Zoning Ordinance as Article XIV, Section V. Mr. Anderson seconded the motion. Following some discussion a roll call vote was taken. Mr. Bethel – yea, Mr. Anderson – yea, Mr. Mangieri – yea, Mr. Rowehl – yea. The motion was passed unanimously. Mr. Rowehl advised the Secretary to file the proposed ordinance with the Town Clerk and to prepare a letter to the Selectmen to schedule the Special Town Meeting.

Mr. Rowehl then introduced an application by American Tower to install a tower on the land of Denis & Patricia Johnson, Tax Map 7, Lot 29. He indicated that since towers were not a permitted use under the existing zoning ordinances that the Planning Board could not hear the application. A motion was made, seconded and unanimously approved for the Secretary to notify American Tower that they would first have to apply to the Zoning Board of Adjustment for a special exception.

Mr. Rowehl then presented information that the conditional requirements placed on the application by Mr. Donald Knapton for a major subdivision have been met.

Mr. Rowehl then read a report to the Millennium Committee which had been requested by Ms. Sarah Edwards. Following some discussion it agreed to change the title to “Interim” report and submit it.

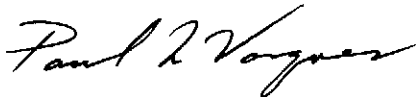
The Board reviewed a “Mission Statement” submitted by members of the public to be incorporated into the Master Plan. Following some discussion by Board members it was agreed that various aspects should be used by the Board in their work sessions to finalize the Master Plan.

Ms. Wardman provided some documentation regarding Scenic Road Designations. The Secretary was instructed to have copies made and provide the information to the Board Members.

A motion to adjourn the meeting was made by Mr. Anderson, seconded by Mr. Mangieri and unanimously passed on a voice vote.

Mr. Rowehl adjourned the meeting at 9:27 PM.

Respectfully submitted,



Paul L. Vasques, Secretary  
Antrim Planning Board