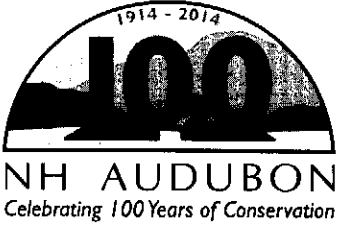


AUDUBON

January 16, 2014

Antrim Planning Board
P.O. Box 517
66 Main Street
Antrim, NH 03440



STATEWIDE OFFICES

84 Silk Farm Road
Concord, N.H. 03301
PHONE 603-224-9909
FAX 603-226-0902
nha@nhaudubon.org
www.nhaudubon.org

REGIONAL CENTERS

AMOSKEAG FISHWAYS LEARNING CENTER

Fletcher Street
P.O. Box 330
Manchester, N.H. 03105
PHONE 603-626-3474
FAX 603-644-4386

*Managed by NHA in partnership
with PSNH, the N.H. Fish and
Game Department, and the U.S.
Fish and Wildlife Service.*

MASSABESIC AUDUBON CENTER

26 Audubon Way
Auburn, N.H. 03032
PHONE 603-668-2045
FAX 603-668-3796

McLANE CENTER

84 Silk Farm Road
Concord, N.H. 03301
PHONE 603-224-9909
FAX 603-226-0902

NEWFOUND AUDUBON CENTER

50 North Shore Road
P.O. Box 142
Hebron, N.H. 03241
PHONE 603-744-3516
FAX 603-744-1090

Dear Chairman Lazar and Members of the Board,

I write on behalf of the Audubon Society of New Hampshire to urge the Antrim Planning Board not to recommend the petitioned warrant article which would permit commercial-scale wind farms in certain areas of Antrim for the reasons outlined below.

1) Antrim's Rural Conservation District was established to "protect, conserve and preserve the remote mountainous portions of Antrim from excessive development pressures and/or activities that would be detrimental to the unique environmental characteristics and qualities of this district and detract from the peaceful enjoyment and tranquility that this district affords local residents."

Allowing industrial wind development in this district by right violates the district's stated purpose, and sets a dangerous precedent not only for Antrim but for other New Hampshire municipalities with similar rural conservation districts. If it is the will of the Town to allow such development within some or all of the district's current boundaries, it would be far better to create a new zone with an appropriate name and purpose than to violate the intent of the current zoning.

2) Adoption of any ordinance submitted by petition, especially one for industrial development, may create liability risks for a Town. Land use law is complex, and thorough review by the Town's planning and legal professionals is necessary to avoid unintended consequences and future legal challenges.

3) Regardless of the zoning district in which industrial wind development may be allowed, we believe that the Town would be better served by allowing such development by Conditional Use Permit, rather than by right. Requiring a conditional use permit would ensure that any project is vetted by the Planning Board, and conditioned appropriately so as to satisfy the ordinance's requirements. Otherwise, being permitted by right would not trigger any such Town review.

It is not our intent to itemize here our specific concerns about the proposed ordinance. We believe that local ordinances provide an important tool for municipalities in guiding development of all types within their boundaries. However, we strongly believe that the origin of such an ordinance should be with the Planning Board rather than with a petitioning stakeholder.

We appreciate your consideration of our concerns.

Sincerely,



Michael J. Bartlett
President