

Minutes of the Joint meeting of the Antrim Zoning Board of Adjustment and the Antrim Planning Board held June 5, 1997.

Present Antrim Planning Board: Chairman Edwin Rowehl; David Essex; Carol Smith ex officio; Michael Oldershaw; Marion Noble; Hugh Giffin; Kenneth Akins and Secretary Barbara Elia.

Present Zoning Board of Adjustment: Chairman David Rust; Boyd Quackenbush; Thomas Davis and Rene Rabideau.

Present for the Applicant: James Milliken, Consultant for the Contoocook Valley Telephone Company and Theodore Kupper, Engineer with Provan and Lorber.

Planning Board Chair Edwin Rowehl called the meeting to order at 7:30 P.M. introduced the Planning Board, and turned the meeting over to:

Board of Adjustment Chair David Rust. The secretary read the application and noted that it was published in the Monadnock Ledger May 22, 1997, and was sent by Certified mail to the abutters all receipts returned.

Contoocook Valley Telephone Company, 5 Summer Street concerning a joint public hearing with the Zoning Board of Adjustment and Planning Board concerning a request for Variances to Article IV, Sections C,3 and D (Setback Requirements) and Article XVI, Section C.2 (Nonconforming Uses) and a Site Plan Review for a proposal to rebuild and relocate the existing building on the same lot. (Map 1A Lot 145)

Jim Milliken a management consultant with CVT presented their proposal. The building as it presently stands is an unmanned facility without water or sewer, many structural problems and does not meet the setback requirements on three sides. This building will be demolished and replaced with a new building with clapboard siding and painted white, which will meet the setback requirements on the front and rear sides but will need variances for the side yard setbacks. It will be set back from the Summer Street providing three parking spaces. The building will house a new switch which can be operated when the power is down and will provide better service to the community and the region. The plan is to beautify the lot to work with what has been accomplished in the millpond area. It was noted that the lot was created by a Variance. There was no testimony for or against the proposal. Bud Hardwick raised the subject of noise resulting from the air conditioning unit presently in use. Milliken noted that the switch must be operated at a temperature of 85 to 90 degrees and at times an air conditioner must be used. There was further discussion relative to baffling and alterative methods of air conditioning. Karen Bennett (Lazar) asked about the height of the building and it was determined that it will be from 22 to 26 feet. Planning Board Member Ken Akins asked about expansion and life expectancy of the proposed building. Milliken replied that

expansion is not part of the plan and that the technology is advancing at such a rapid pace they cannot give an answer to life expectancy of the building. Hearing no further comments Chairman Rust closed the Public Hearing and the Board went into deliberations. The five criteria for granting these Variances were addressed.

1. Would not diminish surrounding property values. Boyd Quackenbush, yes as no objection was noted by the abutters to the property. Tom Davis, yes; Rene Rabideau, yes; and David Rust, yes.
2. Benefit to the public interest. Boyd Quackenbush, yes; Tom Davis, yes; Rene Rabideau, yes and David Rust, yes.
3. Hardship. Boyd Quackenbush, yes; Tom Davis, yes; Rene Rabideau, yes; and David Rust, yes.
4. Substantial Justice. Boyd Quackenbush, yes; Tom Davis, yes; Rene Rabideau, yes; David Rust, yes.
5. Spirit of the Ordinance. David Rust commented that while the present building does not meet the setback requirements on three sides the new building will only be non-conforming on two sides. yes; Boyd Quackenbush, yes; Tom David, yes; and Rene Rabideau, yes.

Hearing no further discussion, David Rust Moved to grant the request of the Contoocook Valley Telephone Company for Variances to Article IV, Sections C.3 and D. (Setback Requirements) and Article XVI, Section C.2 (nonconforming Uses) of the Antrim Zoning Ordinance. The Applicant proposes to remove and relocate the existing building at 5 Summer Street (tax map 1A lot 145). Tom Davis second. The vote: Rene Rabideau, yes; Tom Davis, yes; Boyd Quackenbush, yes; David Rust, yes. So moved unanimously.

The Board agreed to schedule a business meeting on a Thursday after the 1st of July at 7:00 P.M.

Zoning Board of Adjustment portion of the hearing closed at 8:15. P.M.

The Planning Board took up the matter of the Site Plan Review. The previous testimony given by Jim Milliken and Ted Kupper was taken under consideration. Mike Oldershaw referenced the noisy air conditioner and requested that every effort be made to reduce the noise factor. Hugh Giffen and David Essex both commented on various ways to reduce the noise and stressed that it should be done, reference was made to the Antrim Subdivision and Site Plan Review Regulations, Article II, Section B.5. Marion Noble had a question relative to cellular towers. The need for approvals for extension of the sewer line was noted. the Applicant must get permits from both the State of New Hampshire and the Antrim Water and Sewer Department before construction begins. Hearing no

further discussion Ken Akins moved the acceptance of the application of Contoocook Valley Telephone Company for a Site Plan Review for property located at 5 Summer Street (tax map 1A lot 145) in the Village Business District. The Applicant proposes to remove and relocate an existing building on the same lot. Carol Smith second. So moved unanimously.

Michael Oldershaw moved to approve the application of Contoocook Valley Telephone Company for a Site Plan Review for property located at 5 Summer Street (tax map 1A lot 145) in the Village Business District. The Applicant proposed to remove and relocate an existing building on the same lot. Subject to the following conditions:

1. The receipt of the necessary permits for the Water and Sewer connection.
2. The approval of the Building Inspector as to the noise of the Air Conditioner. Reference Article II, Section B.5. of the Antrim Subdivision and Site Plan Review Regulation.

David Essex second. The vote: Carol Smith, yes; David Essex, yes; Hugh Giffin, yes; Michael Oldershaw, yes; Marion Noble, yes and Edwin Rowehl, yes. So moved unanimously.

Daniel Birtz and Brian Gagnon met with the Board to discuss the portable sawmill located on the Sandra Dalphond property, 118 Concord Street at the corner of Route 202 and Goodell Road (tax map 1B lot 6) in the Highway Business District. Brian Gagnon assured the Board that he is storing the machine at that location and takes it to job sites to mill lumber. He was asked about the sign which states that he has lumber for sale. This will be taken down and there will be no sale at the property. If conditions change they were advised to come to the Board for a Site Plan Review.

Sludge Regulation: Chairman Rowehl raised the subject with the Board and suggested that the Selectmen could pass a health regulation controlling the spreading of sludge within the Town of Antrim. He suggested that this could be done excluding sludge from commercial and industrial sources. This was tabled, to be taken up at a meeting held in the near future.

SWRPC will hold their annual dinner meeting at the Fitzwilliam Inn June 24, 1997. The Board agreed that David Essex will attend.

Minutes May 5, 1997 - David Essex moved to accept the minutes as presented. Ken Akins second. So moved unanimously.

Marion Noble reported on some meetings she has attended in the last few weeks. She will report on her findings at a meeting held in the future. Telecommunications Towers was one of the

subjects and the secretary was requested to contact SWRPC and OSP for information and model ordinances for cellular towers.

Mike Oldershaw made the motion to adjourn. David Essex second. The next meeting will be June 19, 1997 at 7:30 P.M.

Meeting adjourned at 10:45 P.M.

Respectfully submitted,
Barbara Elia, Secretary