

Minutes of the Antrim Planning Board meeting August 19, 1999.

Present: Ed Rowehl, Chairman; Hugh Giffin; Tom Mangieri; Dave Essex; Spencer Garrett; Denise Dargie ex Officio and Alternate Bob Bethel sitting in for Hillary Jollimore.

Chairman Rowehl called the meeting to order at 7:30 P.M. and introduced the Board as noted above.

Chairman Rowehl read an application received from Carol Karsten for a Change of Use / Home Occupation for property located at 27 Mattheson Road Tax Map 4, Lot 13 located in the Rural District. It was noted that public notification was made in the Peterborough Transcript August 5, 1999 all abutters notified via certified mail all receipts returned. Chairman Rowehl explained the procedure to be followed throughout the public hearing. The applicant will present his or her proposal, anyone in favor will speak, then anyone opposed, and there will be a chance for rebuttal. The Board will then close the hearing to the public for deliberations. Chairman Rowehl asked Ms. Karsten to present her proposal. Ms. Karsten stated that she plans to breed and sell alpacas on the premises and will open a retail store. Ms. Karsten introduced Jim Cross who is the full-time Farm Manager. Mr. Cross stated that alpacas are very efficient animals, he explained that horses produce large quantities of manure and that alpacas produce pellets similar in size to that of a rabbit in very small quantities, they use virtually all nutrients in their food supply. Mr. Cross stated that alpacas have no hoofs, instead they have two toes with pads and toenails. Mr. Cross stated that alpacas have only lower incisor teeth with a dental pad on their top jaw so they cannot pull forage out by the roots, instead they "clip" the forage off leaving roots intact. Mr. Cross explained that alpacas are very intelligent and gentle animals, they have in the past worked in schools and they hope to have involvement in the local schools here as well. Ms. Karsten addressed the retail side stating that she plans to offer alpaca fiber products to the public and will act as a lab for new alpaca owners providing them with information to start their own business. She stated that the hours would primarily be weekends from spring to fall, but mostly by appointment only. She maintains a website that is primarily used for sales and for potential buyers/breeders to visit. Ms. Karsten provided some sample packets containing alpaca fiber for the Board to feel as well as a photo album, she wants people to know what the fiber is like, it's very similar to cashmere only a little lighter and warmer. Hugh Giffin asked if Mattheson Road was off of Goodell Road. It was stated that yes, it is. Chairman Rowehl told Ms. Karsten that she did a great job at presenting her proposal. Dave Boule an abutter to the property asked how many alpacas they have? Ms. Karsten stated that they currently have 14, their plans are to have 30-50 core female. Dave Essex asked if they would have any additional employees? Mr. Cross stated that they are not interested in employing anyone else. Dave Boule asked if they would be using the field behind the house for grazing? Mr. Cross stated that there is a conservation easement of 90 acres, they are planning to use 10-15 of those acres for pasture. Mr. Cross stated that they have spoken with the Society for the Protection of NH Forests so they are aware of their plans. Mr. Cross stated that alpacas require 1 acre per 7-10 alpacas. Dave Boule asked if they would be fencing off the entire area? Mr. Cross stated that they would only

fence off the pasture and the inside of the water, they don't want the alpacas to go into the water, as water damages their fur. Chairman Rowehl asked if there were any EPA requirements? Mr. Cross stated that alpacas were not like the dairy industry so this was not an issue. Tom Mangieri asked if there were any allergy concerns. Ms. Karsten stated that alpacas are hypoallergenic, they have no chemicals, no aloe, and no prickle factor. Tom Mangieri asked for more information regarding shipping. Ms. Karsten stated that some fiber would be shipped from their home but most likely they would deliver items personally, Mr. Cross believes UPS would pick up at their home once a week if that. Hugh Giffin asked what district they were in? They are in the Rural District. Dave Essex read from the Antrim Zoning Ordinance the permitted uses for that district. Tom Mangieri asked how often alpacas breed? Ms. Karsten explained that alpacas have an 11-12 month gestation and have only one baby, the females are bred again within 3-4 weeks after giving birth, the act of mating causes ovulation. Dave Boule asked if they ever escape? Mr. Cross says that it's very unusual for them to separate, they tend to stick together. Bob Bethel asked if alpacas are aggressive animals? Mr. Cross stated that they are actually very skittish of people, they won't challenge a fence, and they will run from people. Chairman Rowehl stated that the proposed appeared to be within Antrim's Zoning ordinance, and it is a permitted use. Spencer Garrett made a motion to move the acceptance of the completed application of Carol Karsten for a Change of Use / Home Occupation for property located at 27 Mattheson Road Tax Map 4, Lot 13. Tom Mangieri second. Roll call Hugh Giffin, yes; Denise Dargie, yes; Tom Mangieri, yes; Ed Rowehl, yes; Spencer Garrett, yes; Dave Essex, yes; Bob Bethel, yes. So moved unanimously. Dave Essex moved to approve the application of Carol Karsten Planning Board file #99020 Tax Map 4, Lot 13 located in the Rural District. Hugh Giffin second. Roll call Hugh Giffin, yes; Denise Dargie, yes; Tom Mangieri, yes; Ed Rowehl, yes; Spencer Garrett, yes; Dave Essex, yes; Bob Bethel, yes. So moved unanimously.

Tom Mangieri made a motion to approve the minutes of August 5, 1999 as amended.

Chairman Rowehl submitted his request to attend the September 29th Law Lecture Series being offered in Peterborough.

The Board read a letter prepared by Sherry and signed by Chairman Rowehl concerning the recent Conceptual Consultation the Board had with Mr. Knapton concerning Cluster Housing Development in the LakeFront Residential District. It was the consensus of the Board to go ahead and send this letter to Mr. Knapton.

The Board briefly discussed the status of Hillary Jollimore's position on the Board. It was the consensus of the Board to send her a letter asking for her resignation.

Denise Dargie made a motion to adjourn. Hugh Giffin second. Unanimously agreed.

Respectfully submitted,
Sherry Miller