

1 ANTRIM PLANNING BOARD MEETING MINUTES

2 January 17, 2013

3 Public Hearing for Zoning Ordinance Amendments

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7 **Members & Staff Present:** Diane Chauncey (Secretary) David Dubois (Chair)
8 Jesse Lazar (Vice-Chair) Charles Levesque (Member) Steve MacDonald (Member)
9 Janet McEwen (Alternate) Martha Pinello (Member)

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12 **Members Absent:** Mike Genest (Ex-officio)

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14 **Public Attendees:** Ron Haggett

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16 **7:00PM Public Hearing**

17 Presentation of Zoning Ordinance Amendments – Ms. Ogilvie

18
19 Chair Dubois opened the meeting at 7:00PM.

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21 Ms. Ogilvie explained the background for amending the Zoning Ordinance amendments.

- 22
23 1. *To remove all references to “Public Utility” from the Zoning Ordinance.*

24 Ms. Ogilvie stated that Town Counsel had recommended that “Public Utility” should be
25 removed from the Antrim Zoning Ordinance.

- 26
27 2. *To amend Article XIV-B, Personal Wireless Service Facilities, Paragraph 5. Use*
28 *Regulations by clarifying the application process for Ground Mounted Facilities as follows*
29 *[new language is bold italic; language to be removed is shown as a strikethrough]:*

30
31 Ground Mounted Facility: *A ground mounted PWSF (cell tower) may be constructed after*
32 *obtaining approval by the Planning Board and, if necessary, a by Special Exception from the*
33 *Zoning Board of Adjustment as outlined in Article XIII., after first obtaining approval from*
34 *the Planning Board and after meeting all the provisions of this article and upon completion of*
35 *a full site plan review. All provisions of this article must be met and a full site plan review is*
36 *required.*

37
38 The language change should make it simpler for the applicant and eliminate confusion in the
39 future.

40
41 Public hearing:

42
43 Mr. Haggett (referring to the PWSF amendment) stated that if it were a case of who should go
44 first, he said it should be the Zoning Board of Adjustment.

45
46 Chair Dubois explained that the amendment clarified the current language.

47
48 After a brief discussion, the hearing was closed.
49
50 Deliberation:
51 After a short discussion on the wording, the Board decided to leave it as written above.
52
53 Motion: To adopt #1 (as written above), Mr. Levesque moved the motion; Ms. Pinello seconded.
54 Roll call vote: Vanderwende, yes; Lazar, yes; Dubois, yes; Levesque, yes; Pinello, yes;
55 MacDonald, yes.
56 The motion passed unanimously.
57
58 Motion: To adopt #2 (as written above), Mr. Levesque moved the motion; Ms. Pinello seconded.
59 Roll call vote: Vanderwende, yes; Lazar, yes; Dubois, yes; Levesque, yes; Pinello, yes;
60 MacDonald, yes.
61 The motion passed unanimously.
62
63 **Public Meeting:**
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65 SEC Update
66 Mr. Levesque stated that deliberations would begin on February 5.
67 Chair Dubois thanked Mr. Levesque and Ms. Pinello for their hard work.
68
69 Approve Minutes of January 3, 2013
70 Mr. Levesque moved to accept the minutes as presented. Ms. VanderWende seconded. The
71 minutes were approved as presented, unanimously.
72
73 Planning Board Member Terms expire March 2013 – David Dubois and Jesse Lazar - Filing
74 period 1/23/2013 – 2/1/2013 – for the Board’s information
75
76 Earth Excavation & Reclamation Regulations – draft for Planning Board review
77
78 The Board discussed the regulations. Some of the items discussed:
79 • Excavation Public Hearings will allow the Board to understand public concerns and
80 legitimate new information
81 • Importance of location, abutting land uses
82 • Each pit should be reviewed on its own merits – each pit is different
83 • Importance of fairness in the process - needs balance and must be fair – each pit operator
84 should be reviewed with consideration and fairness
85 • On the 5-year review, there should be language that allows an opportunity to correct
86 issues
87 • Need to have capability to sort out problems or issues at a Planning board review
88
89 It was determined that Ms. Ogilvie will make the appropriate revisions and send the revised draft
90 to the Secretary.
91

92 The Excavation Regulations review discussion evoked a discussion concerning recycled
93 materials. Some Board members stated that a sentence should be added to the Excavation Regs
94 stating that a pit is not a storage place for recycled materials. Asphalt, concrete, and brick should
95 not be permitted in the pit.

96

97 Review and edit current Subdivision & Site Plan Review Regulations

98 The Board determined that an out of schedule meeting would be scheduled for January 31. Ms.
99 VanderWende stated that she would organize the documents and send an email with attachments.

100

101

102 **Correspondence:**

103

104 • Hillsborough Planning Board Public Notice – Site Plan Review – 5 commercial buildings
105 and an 80-unit housing community – Public Hearing – 1/16/13

106 • DES – Request of permit to install a septic system – 163 Pierce Lake Road

107 • DES – Request of permit to install a septic system – 105 Concord Street

108 • SWRPC – “Let’s Talk Transportation”

109 • Monadnock Hydroelectric Project (FERC No. 6597) – Additional Info Request

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111

112 At 9:30 pm, Mr. MacDonald moved to adjourn; Ms. McEwen seconded. All approved.

113

114 Respectfully submitted, Diane Chauncey, Secretary of the Planning Board

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