

Town of Antrim – Board of Selectmen
Meeting Minutes
March 14, 2011

The meeting was called to order at 7:00 PM by Acting Chairman of the Board of Selectmen Michael Genest in the Antrim Town Hall.

Members Present: Mr. Genest, Mr. Tenney and Mr. Robertson
Staff Present: Galen Stearns (Town Administrator)

1. Mr. Tenney motioned and Mr. Genest 2nd to approve the minutes of March 7, 2011. Passed 2/0/1 with Mr. Robertson abstaining
2. Mr. Tenney motioned to nominate Mr. Genest as the Chairman of the Board of Selectmen, Mr. Robertson 2nd. Passed 3/0
3. Mr. Tenney motioned to nominate Mr. Robertson as the Selectmen's representative to the Planning Board, Mr. Genest 2nd. Passed 3/0
4. Mr. Genest motioned to nominate Mr. Tenney as the Selectmen's representative to the Planning Board, Mr. Tenney 2nd. Passed 3/0
5. Mr. Tenney motioned to nominate Mr. Genest as the Selectmen's representative to the Recreation committee, Mr. Robertson 2nd. Passed 3/0
6. Mr. Genest stated that the Board will have to appoint someone to fill Mr. Robertson's remaining term on the Trustee of Trust Funds.
7. Mr. Genest read the letter from Town Planner Mr. Moore requesting a Special Town Meeting to vote on proposed Zoning Amendments per a vote of the Planning Board. Six letters had been received and read into the record. Multiple persons spoke for and against holding a Special Town Meeting. Mr. Genest motioned to hold a Special Town Meeting, Mr. Robertson 2nd. Passed 2/0/1 with Mr. Tenney abstaining
8. The board selected April 26, 2011 to hold the Special Town Meeting. This will be a ballot vote on the proposed Zoning amendments and the polls will be open from 8:00 AM to 7:00 PM.

There being no further business, the Mr. Tenney motioned to adjourn, Mr. Robertson seconded, passed 3/0 meeting adjourned at 8:14 PM.



Town of Antrim

66 Main Street PO Box 517

Antrim, NH 03440

Tel: 603.588.6785 Fax: 603.588.2969

www.antrimnh.org

March 14, 2011

To: Antrim Board of Selectmen
From: Peter Moore, Town Planner
RE: Request to Board of Selectmen – Special Town Meeting

Dear Board of Selectmen,

On behalf of the Antrim Planning Board, and at the direction of Chairman Willeke, I would like to request that the Board of Selectmen consider calling a Special Town Meeting, and if they deem that to be worthy, to motion and vote in the affirmative for such, the purpose of which to be a vote by the legislative body of the town on amendments to the Antrim Zoning Ordinance proposed for, and presented in a public hearing on March 9, 2011, per RSA 675:3 and 675:7

Subsequent to that March 9th public hearing, but on the same date, the board moved and passed, in the affirmative on a 5-2 vote, six amendments to articles in the zoning ordinance. These amendments, without change, have been submitted to the Antrim Town Clerk today, a copy of which is attached for your reference.

Please let me know if you have any questions.

Respectfully,

Peter Moore
Town Planner

ZONING ORDINANCE AMENDMENT BALLOT

Answer the Questions Below by Marking a Cross (X) in the square of your choice

1. Are you in favor of the adoption of Amendment 1 as proposed by the Planning Board for the town zoning ordinance as follows?

Amend Article III - "Definitions" to **ADD** under Section B

Wind Energy Facility: A power generation facility greater than 100 kilowatts in rated nameplate capacity and powered by wind sources, and delivering electricity, heat, or both in commercial quantities for on-site use and/or distribution to the utility grid. It shall also include any equipment required for the collections of data and/or testing to determine the viability of such energy facilities, as well as any accessory and appurtenant uses.

YES NO

2. Are you in favor of the adoption of Amendment 2 as proposed by the Planning board for the town zoning ordinance as follows?

Amend Article III - "Definitions" for **TO CORRECT REFERENCE** under Section B

Cluster Housing Development: An area of land, controlled by landowner or landowners organization developed as a single entity for a number of dwelling units in accordance with Supplemental Regulations, Article XIV-C (Amended March 11, 2003)

YES NO

3. Are you in favor of the adoption of Amendment 3 as proposed by the Planning board for the town zoning ordinance as follows?

Amend Article V - "Highway Business District" for **TO CORRECT REFERENCE** under Section B, 1

Manufactured Housing Units (per Article XIV, Section U)

YES NO

4. Are you in favor of the adoption of Amendment 4 as proposed by the Planning board for the town zoning ordinance as follows?

Amend Article V - "Highway Business District" and Article IX "Rural Conservation District" to **ADD**

Wind Energy Facility to Section B, 1 as *Principal Permitted Uses*

YES NO

5. Are you in favor of the adoption of Amendment 5 as proposed by the Planning board for the town zoning ordinance as follows?

Amend Article XIV, Section O, 7 - "Supplemental Regulations" **ADD REFERENCE**

#7. Not show any exterior evidence of a home occupation except for signs as permitted in Article XVII, Section D - Signs Permitted in All Districts Without Permit

YES NO

6. Are you in favor of the adoption of Amendment 6 as proposed by the Planning board for the town zoning ordinance as follows?

Amend Article XVII, Section E, 3 - "Sign Ordinance" **TO CORRECT REFERENCE**

3. All signs shall conform with all provisions of **Section C** of this Article (Signs Prohibited in All Districts)

YES NO

Mike Road Con Record

Jesse Lazar
Antrim Planning Board

Board of Selectmen,

Please hold off on any plans for a special town meeting. Changing the zoning ordinances is not an emergency, it will not lessen the exposure of the town to lawsuit, nor will it guarantee, or increase revenue that might come as a result of a wind energy project. The fact that alternative energy development may be good, or necessary, does not make wise reckless behavior of any kind. The role of the Planning Board in recommending changes to the zoning regulations is to strike a fair balance in what is always a sensitive interaction between the rights of land owners.

There are many that want a special town meeting, and who feel that any attempt to delay it is "opposition to wind energy", however residents voted to put two new members on the Planning Board. This to me carries more weight than any poll, or survey. The likely result of a special town meeting will be a serious erosion of confidence in local government. Please give the new Planning Board an opportunity to come up with a more thoughtful approach.

Thank you,

Jesse Lazar

March 14, 2011

Antrim Select Board

make read record

Re: Planning Board Request for Special Town Meeting.

As a member of the planning board for the past 12 months and an alternate for the prior 5 months, I have attended every meeting and public hearing. I have listened to all the public testimony on the met tower and proposed wind farm and consistently heard requests for more time on this issue.

My concern is if there were a low voter turnout to decide the proposed zoning ordinance amendments, the outcome would not be a true representation of the town. This would certainly not be in the best interest of the town. The town would best be served by waiting until the March 2012 election by both ensuring a typical voter turnout and to allow residents to gain more knowledge concerning the pros and cons of a wind farm in Antrim. It would also give the planning board time to prepare a comprehensive zoning ordinance specifically designed for industrial scale wind facilities. Right now there is none. The state of Maine has a model wind ordinance which could be used as a template.

With so many asking not to rush this through, it is potentially disastrous to confidence in the town's public officials should this be made to pass by only a few. I respectfully request that you consider this before making your decision.

David A. Dubois
45 Miltimore Road
Antrim, NH 03440
588-4445

Teri Lee Moore
55 Clinton Rd.
Antrim, NH 03440

March 13, 2011

Mike New for record

Board of Selectmen
C/O Antrim Town Hall
66 Main Street
Antrim, NH 03440

To The Board of Selectmen,

I am writing to urge you *not* to schedule the Special Town Meeting that has been requested by the previous planning board. I urge you to allow the newly elected board the time they need to more thoroughly and specifically develop not only a definition, but a specific large scale wind energy facility ordinance, including all of the components necessary to it.

I want you to know that I have been following the proceedings of the proposed wind facility since 2009. At that time I had two thoughts. The first was that I hoped that the people of Antrim would not confuse wind energy with wind towers, and my second thought was a hope that our decision of whether or not to proceed with this project was not solely guided by the dollar. I also want to tell you that I recall participating in the 2009 straw poll and that I answered "Yes" but that in the 2011 straw poll I answered "No". I answered no because I have begun to become quite alarmed at the speed with which the people of Antrim are being asked to make a decision regarding a project of this magnitude.

The choice of whether or not to proceed with this project needs to be based on a clear-headed, unbiased assessment of the benefits, as well as the costs, of wind energy production in Antrim. I am in support of renewable and alternative energy sources but I am also in support of reservation, conservation and preservation. Therefore I am concerned about the proposed amendments to the zoning ordinances regarding the rural and rural conservation zones.

I am also concerned about the apparent lack of caring and consideration that I witnessed from the previous planning board toward the North Branch community. I thought it was sadly apparent that every word, every plea from that faction seemed to fall on the deaf ears. It seemed apparent to me that the planning board's collective mind was set and that this wind facility project along with the proposed amendments to the zoning ordinances was a done deal, and only needed to be brought to a town vote.

I would like to state that I believe we are far from ready to bring this issue to a determination, one way or another. I believe we have only just begun to realize the work we have ahead of us if in fact we are to look with pride at the turbines turning on Tuttle Hill.

Respectfully submitted,

Teri Lee Moore

March 13th, 2011

167 Elm Ave
Antrim, NH 03440
Board of Selectmen
C/o Antrim Town Hall
66 Main Street
Antrim, NH 03440

MIKE Read for Record

To The Board of Selectmen,

I am writing to urge you **not to hold** the special town meeting that was requested by the previous planning board, and to allow the newly elected board the time to more specifically and thoughtfully define and deal with the proposed zoning related to wind energy.

I want to begin by telling you that I was one of those who marked "undecided" on the straw poll after the March 8th election, because I am conflicted. I think Antrim is conflicted too. The planning board meetings and hearings, as well as the surveys and polls, no matter how legitimate or illegitimate, attest to that. Many of our town's citizens have been driven into various states of frenzy, panic, and mistrust of one another. Unfortunately in all this there seems to be the assumption by both members of the previous planning board and among the citizens at large that you are either for renewable wind energy or against it. For me the conflict comes from the lack of specifics in the definition, the speed with which we are being asked to make a decision on the zoning changes, and the apparent lack of consideration that I witnessed the previous board make during and after the multiple public hearings on the issue.

I would like to state, so as not to be misunderstood, that I am in support of renewable and alternative energy sources, and so I think that it is a given that I am also in support of the rural conservation land in our town. I find myself sympathetic to abutters faced with proposed zoning changes, who truly believe that their way of life will be changed. I am also sensitive to those who would like to see a reduction on the tax bill, for I myself struggled during the economic down turn when my husband lost his job. I think most residents in Antrim share some of these same feelings.

The truth is that our zoning ordinances, like the Constitution, is a living document and does need to be changed and will be changed to meet the changing needs of our community. What I am asking though, is that you give the newly elected planning board the time to do so responsibly and thoughtfully. Tuttle Hill and the wind will be there when we are ready.

Respectfully Yours,

Molly Moore Lazar

Copy Read for Record

63 Loveren Mill Road
Antrim, New Hampshire 03440
March 14, 2011

Board of Selectmen
Town of Antrim
66 Main Street
PO Box 517
Antrim, New Hampshire 03440

Dear members of the Selectboard,

The establishment of a major industrial wind turbine facility in our Rural Conservation District would undoubtedly be the most significant and cataclysmic event in Antrim's history. To even entertain the idea without devoting a substantial amount of time and resources to exploring the ramifications of such a massive undertaking would be irresponsible. As a town, we should first determine what the true benefits and real problems associated with a zoning and usage change this drastic would be, and assess the immediate and long-term impact of such a huge industrial development.

Regardless of how one feels about wind energy, it is clear that, in the case of the proposed industrial wind facility in Antrim, there are extremely strong opinions on both sides. However, there really are very few people involved who have had the time or opportunity to study the topic with any level of depth. If judgment is rushed to approve a principle permitted use in order to appease one developer who has not yet presented the details of their proposed project, we will essentially be stifling all significant future discussion on how the residents of Antrim feel about industrial wind development. The people of Antrim deserve the right to determine their own future, and jumping to permit all wind development in the RCD and passing the decision process on to the state Site Evaluation Committee effectively removes local control over the process.

On numerous occasions Eolian has been permitted, and at times actually invited, to present their case in favor of wind energy. We, over the course of the last two years, have carried on substantial research into the "other side" of industrial wind, and have discovered many issues which cause grave concern over the wisdom of allowing this kind of development in close proximity to residential properties. However, we have continuously been prohibited from testifying as to this information in front of the Planning and Zoning Boards. We were repeatedly told that, when the time came to discuss an actual wind turbine facility rather than just a meteorological tower, we would have ample opportunity to present our findings, yet we have still not been allowed to address this issue.

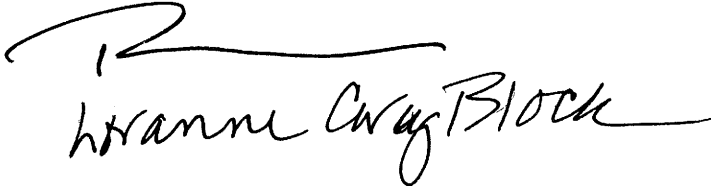
There is a great amount of very important information and many facts about health problems, environmental impact, noise and shadow flicker concerns, and property devaluation which the voters need to know before they can be expected to make an intelligent and meaningful decision. For example, we have documented proof that in towns in the northeast similar to Antrim, property values have been severely and detrimentally affected with the establishment of industrial wind facilities nearby.

It is also unfortunate that the results of the straw poll held on Tuesday, March 8th can not be trusted. We observed false information about Eolian's proposed project being given out to residents, and, on several occasions, others observed voters being handed survey slips and being told to check the "Yes" box.

We hope to see the Selectmen take the lead in this situation and assure that the residents of Antrim have ample opportunity to fairly learn all of the facts and consequences before they can effectively vote on our future. We urge you to turn down the Planning Board request for a Special Town Meeting as extremely premature and to withdraw your letter to the state Site Evaluation Committee as similarly premature. Furthermore, we ask that a commission be established with town-wide representation to take whatever time it needs to fully explore the facts, to assess the pros and cons, and to present to the Selectboard, the Planning Board, and the residents of Antrim a thoroughly researched and reasoned report.

We remain committed to assuring that Antrim remains a special place to live, and willingly offer to help in whatever way we can to preserve its uniqueness.

Very sincerely,

A handwritten signature in black ink, appearing to read "Richard Block" and "Lorraine Carey Block" on two lines. The signature is fluid and cursive.

Richard Block
Lorraine Carey Block

LYMAN GILMORE 26 HIGHLAND AVENUE ANTRIM NEW HAMPSHIRE 03440
Phone (603) 588-6860 E Mail lgilmore@mcttelecom.com Cell (603) 731-3587

13 March 2011

*Lyman Gilmore
Read Letter*

Dear Eric, Mike, John:

I urge you not to schedule a Special Town Meeting until we have investigated thoroughly the following critical questions:

1. Whether wind turbines cause health hazards.
2. Whether the potential Tuttle Hill project violates our Master Plan in terms of protecting wildlife corridors.
3. Whether Eolian's integrity is brought into question by John Soininen's telephone attack on Martha Pinello for her Limrik article and participation in the process.
4. Whether there were irregularities in Planning Board process.

While I support Ben Pratt's position and am in favor of wind energy production in Antrim, I wonder if we have all the information we need to go ahead with a vote at a Special Town Meeting. We do not know what we do not know, and we need time to find out what we do not know.

Regarding possible health hazards, recently I learned about "Wind Turbine Syndrome" which purports to be illnesses resulting from living near wind turbines, and while I do not know its scientific validity, it seems to me we ought to find out through peer reviewed research, and inform our residents, before we schedule a vote. Also, last week I heard on WGBH radio from Boston a program about the controversy in Falmouth, MA, concerning possible health risks from its wind turbines. If there are health risks, we should know about them. It is my understanding from talking to members of the Planning Board that it did not investigate these potential health hazards. (See attachment)

Regarding wildlife hazards, I have spoken with two members of the Open Space Committee, Melissa Chapman and Charlie Levesque, who are concerned that the potential Tuttle Hill project violates our wildlife corridor protection section of our Master Plan.

Regarding Eolian's integrity, when Martha reported to me, and the Select Board, that in a telephone call John Soininen had berated and criticized her for writing the Limrik article that I had invited her to write, and her participation in public meetings and hearings, I was, and continue to be, very concerned. This incident should be investigated.

Regarding the Planning Board's process, two members of the Board have told me the Board did not follow proper procedures, and if this is so, we should investigate.

For these reasons, I believe that the citizens of Antrim need further information and more time before being asked to vote on the proposed changes to the wind energy ordinances.

Lyman

I and/or Board refused to read entire letter. Lyman protested that sections were not being read so he read letter.

Attachment:

Wind Turbine Syndrome
Nina Pierpont, MD, PhD

MD, The Johns Hopkins University School of Medicine, 1991
PhD, Population Biology, Princeton University, 1985
BA, Biology, Yale University, 1977
Fellow of the American Academy of Pediatrics

Summary of Pierpont's keynote address before
the "First International Symposium on the Global Wind
Industry and Adverse Health Effects: Loss of Social Justice?"
in Picton, Ontario, Canada, October 30, 2010.

- Wind turbine noise causes tinnitus in many exposed people. Tinnitus at the physiologic level is the result of a change in sound processing by the brain.
- Other types of environmental noise have been shown to impair children's learning by changing how they process language sounds. Families exposed to wind turbines noticed deterioration in their children's thinking and learning abilities during exposure. Adults also had problems with thinking, memory, and concentration during exposure.
- Other clinical and brain studies have shown that diminished thinking and performance are tied to malfunctioning of the vestibular portion of the inner ear.
- Distorted balance signaling has a close connection with panic and anxiety in a variety of situations, a linkage that may explain how panic in the night crops up in previously non-panicked but motionsensitive people exposed to wind turbines.

Falmouth Massachusetts

The Falmouth Experience, Part 2: Sick From The Noise

Dozens of people living near the 1.65-megawatt turbine have reported sleep interruptions, headaches and vertigo since it was turned on last April. Neighbors say it's like sea sickness - some people feel it, others don't. But the effects seem to be cumulative in that symptoms appear and increase the longer they're near the turbine.

March 8, 2011 by Sean Corcoran in WGBH TV

The Falmouth Experience: Flickering Light

Residents in the town of Falmouth say that a nearly 400-foot wind turbine has severely impacted their quality of life. They talk about noise issues, ringing in their ears and changes in pressure when they are outside. But sound isn't the only thing generating discontent. ...there also are complaints about a phenomenon called 'shadow flicker'.

March 11, 2011 by Sean Corcoran in WGBH TV