

**PUBLIC HEARING AND BUSINESS MEETING  
DRAFT**

**A. CALL TO ORDER:** The meeting was called to order at 7 p.m.

**B. ROLL CALL:** C. Brown, Chairman,; T. Franciosa, Vice Chairman;  
B. Mutrie, A. Tonry, G. Parish; S. Volpone; Members  
M. Kasprzak, Selectmen's Representative;  
Building Inspector, Mark Sikorski, K. Croteau, Secretary;  
D. Smith, Circuit Rider Planner, **NOT PRESENT** P. Stone,  
Alternate

**C. Lori and James Ward, 1 Martha's Court, Map 2, Lot 3.** The application for preliminary consult was withdrawn by the applicants.

**D. Case#13-02-01:** Application from Barbara A. Busenbark for Home Occupation Permit to allow a fine art and graphic design studio used to create and sell fine art at property located at 94 Lafayette Road, Map 8, Lot 41.

C. Brown opened the discussion stating that the application lists the hours of operation as everyday 10AM -7PM. C. Brown stated that the Zoning Ordinance specifically allows hours of operation to be limited to 8AM to 5PM Monday through Friday with weekend hours subject to Planning Board approval. B. Busenbark agreed to change the hours of operation on Monday through Friday to terminate at 5PM. The Board was in agreement to grant weekend hours from 10AM to 7PM.

C. Brown reviewed the requirements of the Zoning Ordinance for Signage limited to six square feet with no lighting of the sign and the setback regulations from the Department of Transportation right-of-way.

B. Mutrie asked if handicap parking was a requirement for this application. C. Brown stated handicap parking was not a requirement for a Level II Home Occupation permit.

**MOTION:** To approve the applicant's request for Level II Home Occupation permit to allow a fine art and graphic design studio used to create and sell fine art at property located at 94 Lafayette Road, Map 8, Lot 41.

**MOTION: S. VOLPONE**

**SECOND: M. KASPRZAK**

**6 IN FAVOR, 1 ABSTENTION, PASSES**

**E. Case #13-02-02:** Application from New Cingular Wireless PCS, LLC d/b/a/ AT&T Mobility for Final Public Hearing for Site Plan Review to allow installation of three additional antennas located between two existing AT&T antennas on each of three sectors on the existing mounting platform and six remote radio heads flush mounted to the monopole behind the antennas at property located at 0 East Road, Map 8, Lot 34.

Attorney Adam Kurth representing AT&T and Attorney Morgan Hollis representing the lessor of the tower were present. It was determined that no letter of authorization had been submitted. C. Brown explained that the Planning Board could not go forward with this application without a

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letter of authorization. C. Brown granted that this application be continued to the March 26, 2013 Planning Board meeting with no need for new notice or abutter notices as this is a continuance pending receipt of the required letter of authorization.

Also present at this meeting were Attorney Mary Ganz with Mark Ginzberg and Joel Ginzberg. C. Brown addressed Attorney Ganz along with Attorneys Kurth and Hollis regarding the matter of the fall zone at the property at 0 East Road, Map 8, Lot 34. C. Brown asked them to prepare a statement in writing showing who has control of the fall zone as this is a safety concern for the Town. C. Brown explained that this matter would not affect Case#13-02-02 before the Planning Board. C. Brown stated she would like this resolved in writing within 60 days at no expense to the Planning Board.

**F. CONSERVATION COMMISSION, CHAIRMAN BOBBI BURNS**

Conservation Commission Chairwoman Bobbi Burns spoke before the Planning Board regarding the Conservation Commissions' review of the Wetland Ordinances. She stated the Commission is just beginning the process of reviewing the Wetland Ordinances. There was a lengthy discussion regarding setbacks, graded wetland zones, retention ponds, drainage ditches, buffer zones and how they apply to prime wetlands. B. Burns mentioned the Conservation Commission had been looking at the recent revisions done for the town of Greenland. Circuit Rider Planner, D. Smith was invited to attend a meeting of the Conservation Commission to assist with the revisions to the Wetland Ordinances to address the possibility of incorporating the Planning Board's ReVision of Route 1 plans for changes to Wetland Ordinances.

C. Brown asked when a draft would be ready for review. B. Burns said she hoped to have a draft ready for May or June.

**G. REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES**

**MOTION:** To approve the minutes of the January meeting as written.

**MOTION:** M. KASPRZAK

**SECOND:** G. PARISH

**6 IN FAVOR, 1 ABSTENTION, PASSES**

**H. OTHER BUSINESS**

1. Committee Reports: C. Brown acknowledged Ordinance and Regulations Review Committee January 23, 2013 meeting minutes for the record.

**I. COMMUNICATIONS TO BOARD MEMBERS**

Winter 2013 Edition of "The Source" is available to Board members for review.

**J. ADJOURNMENT**

**MOTION:** To adjourn the meeting at 8:15 p.m.

**MOTION:** M. KASPRZAK

**SECOND:** S. VOLPONE

**UNANIMOUS**