

YARMOUTH GENERAL BOARD OF APPEALS MINUTES

April 3, 2017

I. ROLL CALL OF MEMBERS	PRESENT	ABSENT
Jennifer Peters	X	
Tom Marjerison	X	
Phil Ahrens	X	
Craig Wolff	X	

OTHERS

Nicholas Ciarimboli, Code Enforcement Officer
 Alec Jaegerman, Director of Planning & Development
 Wendy L. Simmons, Administrative Assistant, Recording Secretary

II. PUBLIC HEARING

There were 0 people from the public in attendance.

Jennifer Peters called the meeting to order at 7 PM.

A. NEW BUSINESS:

Height Exception, under Chapter 701, Article II.K; The Sheridan Corporation on behalf of applicant Global Village, LLC, Applicant; 2 DeLorme Drive; Map 35-Lot 02. Requests a height exception to accommodate a Radome to be placed on its office building's roof to a top height of 56' from the present "Globe" ridge height of 49'-8" +/- . This fiberglass type dome structure will allow unencumbered access to the satellite network that will allow new product development as well as support the existing inReach technology. Chapter 701, Article II.K allows the General Board of Appeals to authorize heights above the standard 35 feet structure height in cases where it is consistent with the comprehensive plan, will not adversely affect surrounding areas, and is in scale with its environs.

Sarah Kramlich, Site Director, Garmin gave an introduction and overview of the application. In 2016 Garmin purchased the assets of DeLorme and became tenants of the building. The building is owned by Global Village, LLC. The Radome being proposed is to be used for further and more in depth testing of the inReach product. inReach allows 2-way communication via email and texting while accessing iridium satellite technology instead of cell towers. This allows global access from any location on the planet. The SOS button sends a message to a call center staffed 24/7 which will dispatch a rescue team to the location of the device. 2000 rescues have been attributed to the inReach since 2011. The Radome will allow further growth and testing of additional product lines using satellite technology. It will enhance Garmin's ability to be more efficient with testing. The Radome does not emit anything. It acts as a shelter.

Dan Bradstreet, Sheridan Corporation, representative for the applicant presented further information. According to the Town of Yarmouth Comprehensive Plan 2010, pages 72 & 73 as referenced in the Code Enforcement Officer's report, the applicant meets strategies I1.1-1.4. The Radome will be bolted to the roof atop a 2' knee wall, with a hatch and a ships ladder. It will be a large gray sphere on the roof that can withstand 150 mph winds and weighs 550 lbs.

Jennifer Peters asked if they are currently doing testing, if so, how? SK – They go up to the roof with a laptop. JP – Will there be any wires or equipment involved? DB – no a light and a laptop.

Phil Ahrens asked how the height was determined and if the trees by the building will be at risk. JB – Engineers recommendation on height. SK – Going to work within current surroundings and not take down any trees.

PA – Is it on record that Global Village, LLC is the owner and applicant. Alec Jaegerman – No deeds have been presented. Brook DeLorme confirmed the land is owned by her father, David DeLorme. AJ – would check for deeds.

PA – Reiterated the GBA's role is to determine if Garmin meets the 3 criteria to get the height exception; this is not permission to build it. It may require further site review. Not troubled by the project; but by the inconsistency in who filed the application, versus who signed it. It is not clear if the people who signed the application have the right to do so.

JP – Confirmed a deed would need to be presented showing Global Village, LLC as the owner.

JP - opened for public comment

No public comment

PA – are there Radome's used elsewhere or do they have another use? DB – Custom built for DeLorme at a cost of \$25,000.

JP – According to the Comprehensive Plan the Outer Northern Gateway area of Route 1 corridor is a growth area and this request fits the criteria. Craig Wolff and Tom Marjerison in agreement.

PA proposed one condition – the Radome be removed once it is no longer useful. BD – this is written into the lease agreement with Garmin. If they vacate the space it will be removed. PA would like a specified amount of time associated with its removal if it is no longer used. The other board members agreed that a condition be placed on the approval that the Radome should

be removed if it is not used for its proposed purpose for a continuous period of 18 months.

The Board discussed the 3 Standards for Height Exceptions and voted. Details are in the General Board of Appeals Findings & Decision document.

Motion to Approve or Deny: Based on the findings of fact and conclusions as stated above, and subject to the standard condition of approval and the additional condition about removal for non-use, the Yarmouth General Board of Appeals hereby finds that the requested Height Exception for Global Village, LLC, 2 DeLorme Dr., Map 35 & Lot 2, height exception to accommodate a Radome to be placed on its office building's roof to a top height of 56' from the present "Globe" ridge height of 49'-8" +/- is hereby approved.

Findings and conclusion moved by Tom Marjerison, seconded by Phil Ahrens, and voted 4 in favor, 0 opposed, no members absent.

VII. ADJOURNMENT

The meeting adjourned at 8:00 PM

Respectfully submitted:

Wendy L. Simmons, Administrative Assistant, Recording Secretary