



Town of Rowe  
Zoning Board of Appeals Minutes  
Wednesday, February 28, 2024  
10:00 a.m.  
Rowe Town Hall – Hearing Room 1

**Zoning Board of Appeals:** Henry Dandeneau, Chair, Kim Gabert, Clerk, Michael Bradley, Gail May, Kathy Atwood

1. **Call to Order:** The meeting was called to order at 10:00 a.m.  
Chair Henry Dandeneau announced that Ellynn Packard has stepped down from her post on the Zoning Board of Appeals and introduced Kathy Atwood who has agreed to take her position for the remainder of Ellynn's term. Thank you to Ellynn for her service, and thank you to Kathy for stepping in!
2. **Minutes of December 13, 2023:** Gail made a motion to approve the minutes as written. The motion was seconded by Michael Bradley.  
Approved unanimously.
3. **Old Business:** none
4. **New Business:** Vertex application for the re-issue of the variance previously approved February 7, 2022. Attorney Parisi represented for Vertex, and responded to questions from the public and from the Zoning Board of Appeals.

**MOTION:**

Kim Gabert made a motion to reissue the variance requested by Vertex which was previously approved on February 7, 2022 because of the following three conditions: owing to topography of the area, there is a substantial hardship, and there is minimal detriment to the public, with the following conditions:

- 1) The Tower may not be lit
- 2) The Tower may not exceed 200 feet
- 3) In case of power outage back-up batteries and emergency generator only be used for the duration of the power outage.
- 4) Facility only be used for communications purposes using the single tower to be built.
- 5) Prior to construction Vertex representatives will walk the portions of County Road to be used during construction with the Rowe highway superintendent and determine the suitability of the road for construction, and will walk the road again after construction and repair any damage caused by construction.

The motion was seconded by Gail May.

Roll Call vote: Henry Dandeneau - yes, Michael Bradley - yes, Kathy Atwood – yes, Kim Gabert – yes, Gail May – yes. Motion unanimously approved.

**5. Next Meeting**

- a. Next Meeting previously set for Wednesday, December 11, 2024 at 10 a.m.

**Adjournment:**

**MOTION TO ADJOURN:**

Gail May made a motion to adjourn the meeting at 10:24 a.m. Motion seconded by Michael Bradley. Motion unanimously approved.

Respectfully Submitted,

Kim Gabert, ZBA Clerk

*Henry J Dandeneau  
Gail May  
Michael J Bradley  
K Gabert  
Kathleen A. Atwood*