

Town of Tamworth

Planning Board

*** draft PLANNING BOARD MINUTES ***

August 24, 2011

Meeting was called to order at 7:00 pm at the Town Office

Members Present: Dom Bergen Chairman, David Little, Skip Nason, Steve Gray, Becca Boyden, Nicole Maher-Whiteside

Members Absent: John Roberts, Selectmen's Representative

Alternate Present: Pat Farley

Alternates Absent: Dave Cluff, Tom Peters, Peter Vanderlaan

Minutes 7/27 – no corrections -Motion to approve by David, Skip seconded. APPROVED Nicole abstained

Minutes 8/3 Work Session – no corrections – Steve made a motion to approve, Skip seconded. APPROVED Becca and Nicole abstained

TREASURERS REPORT – Steve reports everything is fine.

SECRETARYS REPORT – David reports that there are 4 applications on the agenda tonight.

ZONING – no report

CIP – Steve reports that the CIP process is close to schedule.

ORDINANCE REVIEW COMMITTEE – no meeting

SCHOOL BOARD – No report

ECONOMIC DEVELOPMENT COMMITTEE – Pat reports that there was no meeting in August. The Economic Development Committee has been approached by Tam Wireless for assistance with marketing.

LAKES REGION PLANNING COMMISSION – Pat reports that there is no meeting this month. The Mt Washington Valley Economic Development Council is moving forward with their building. Conway will not allow any more extensions on the permit. The price of PVC is rising, and they are considering purchasing it early.

SELECTMENS REPORT – John no report

CONSERVATION COMMISSION – Skip reports that Barry Keith, Wetlands Scientist, reported pm the progress made by Chocorua Valley Lumber. DES has approved an extensive reclamation plan. The plan

gives 35 acres to a conservation easement, protecting Sanger Brook. They also discussed the possibility of remapping wetlands in town.

The Alt Property has easements on it, and cannot be used for the wireless tower. They are now looking elsewhere.

KENNETH CARGILL – Map 411 Lot 53 – 2 LOT SUBDIVISION

Proposed subdivision at 1292 Chinook Trail

David recommends that the application appears to be complete. Steve made a motion to accept the application as complete. Skip seconded. APPROVED

The hearing was opened at 7:16 pm. Kevin Ashe from White Mountain Survey presented the application. Dom read the rules of conduct for the hearing.

A conceptual review was held last month regarding this proposal. This is 67 acres being subdivided into two lots for financing purposes. The owner has no immediate plans to sell. Waivers are requested. There is an approved septic on both lots. There is no change in use proposed. No State subdivision permit is required, as both lots are more than 5 acres.

Crosby Kennett, abutter, has concerns with the driveways and brooks on a corner of Old Mail Road. He feels that this is a busy area and that an additional driveway should not be placed there.

This proposal does not indicate that the owner intends to use an entry from Old Mail Road, but to continue using the shared driveway on 113.

John Mersfelder, abutter, expresses concerns that the area designated as the 200' of frontage is very wet. Access would require a special use permit. It is not only wet, but has a steep grade.

John Mathis states that there is an access road through the Fournier lot.

The driveway permit from 113 is a state issued permit, and limits the uses of the driveway.

John Mersfelder asks if there could be a conditional approval stating that there be no access from Old Mail Road. It is noted on the plat that the driveway is shared and will be deeded if there is transfer of property.

Crosby Kennett notes again that the corner is very busy and there is a stream on both sides.

The hearing was closed at 7:36 pm.

Waivers requested:

Becca made a motion to approve a waiver on the building setback lines. Nicole seconded. APPROVED

Becca made a motion to approve a waiver for the rock ledges/delineation. Steve seconded. APPROVED

Becca made a motion to approve a waiver for the wetlands delineation. Skip seconded. APPROVED

Steve asked a question regarding the woods road on the Fournier lot, whether it crosses wetlands. Yes, it does.

David made a motion to grant the 2 lot subdivision as proposed. Nicole seconded. APPROVED

MARION POSNER – SPECIAL USE PERMIT – Map 411 Lot 35.6

The Posners would like to put a driveway through a previously subdivided lot. Steve made a motion to accept the application as complete. Becca seconded. APPROVED

The hearing was opened at 7:44 pm. Dom read the rules of conduct. Peter Cooperdock presented. This is a 14 acre parcel. There is a small wetland that needs to be crossed. The application has been submitted to the State Wetlands Bureau. There is a 25' wide wetlands area with seasonal runoff. The plan is to install a 25' long 18" diameter culvert in order to access the building site. Cutting will be restricted to the driveway itself.

Steve questions whether this needs to be referred to the Conservation Commission. David states that we need to accept this and send to the Conservation Commission. Becca made a motion to refer this application to the Conservation Commission. Nicole seconded. APPROVED

The Public Hearing will be held on September 28.

CHECCA and WILLIAMS R.E. TRUST – Personal Wireless Service Facility – Map 217 Lot 43.2

Nicole recused. Pat was seated for Nicole.

This application is for maintenance of an existing grandfathered tower, to replace a temporary dish with a permanent dish.

Steve made a motion to accept the application as complete. Becca seconded. APPROVED

The hearing was opened at 7:53 pm.

Lisa Furon presented the application, which replaces a temporary dish with a permanent dish. The new dish will be placed at 165', the old dish was at 183'. The new equipment is the same size as the old.

Harriet Hoffines, resident, asks who will be using the tower. AT&T will be using it.

The hearing was closed at 7:56 pm.

David made a motion to grant a waiver for an inventory of facilities. Pat seconded. APPROVED

David made a motion to grant a waiver for copies of covenants. Steve seconded. APPROVED

Skip made a motion to grant a waiver for FAA statements. Pat seconded. APPROVED

Becca made a motion to grant a waiver on the bond agreement. Steve seconded. APPROVED

Pat made a motion to grant a waiver for plat requirements/scale. Becca seconded. APPROVED

Skip made a motion to grant a waiver for zoning district boundaries. Becca seconded. APPROVED

Pat made a motion to grant a waiver for the topo map. Becca seconded. APPROVED

Becca made a motion to grant a waiver of 5 items under the survey of the property. Pat seconded. APPROVED

Becca made a motion to grant a waiver of deed restrictions, etc. Pat seconded. APPROVED

Becca made a motion to grant a waiver for water courses. Pat seconded. APPROVED

Becca made a motion to grant a waiver of the description of natural features. Pat seconded. APPROVED

Skip made a motion to grant a waiver of the soil types, etc. descriptions. Steve seconded. APPROVED

Becca made a motion to grant a waiver of 5 items under Roads. Skip seconded. APPROVED

Steve made a motion to grant a waiver of Elevations, buildings and setbacks. Pat seconded. APPROVED

Steve made a motion to grant a waiver of wells, drainage, etc. Skip seconded. APPROVED

Pat made a motion to grant a waiver for the 8 requirements of the detailed landscape plan. Becca seconded. APPROVED

Steve made a motion to approve the Site Plan Review. Skip seconded. APPROVED

Pat recused herself.

MICHAEL AND JANICE CONNOLLY – PWSF – Map 401 Lot 49

David feels that this application is complete enough to hold the hearing. David made a motion to accept as complete. Steve seconded. APPROVED

The hearing was opened at 8:12 pm. The same rules of conduct apply to this hearing as applied to previous hearings.

Ed Pare presented the application. Waivers are requested in regards to these plans. The plans were reviewed and explained. The compound will be 75'x40', and will be surrounded by a wooden stockade fence. This tower has been designed to accommodate future multiple carriers. They are proposing a monopine tower, a 12' driveway. The tree survey indicates that there is a 45.3' canopy. Skip asks whether trees will be removed in the fall zone. The answer is no, the trees will not be removed.

Pat Farley asked for the tree height, and was told that the canopy was 45.3'.

Deepak, a radio frequency specialist for AT&T is on hand with propagation maps indicating the increases in coverage that will be achieved. The coverage gained from the new tower on Durrell Road is not indicated on these maps.

David Farley, abutter, asks about hazardous materials on the site.

Diesel fuel is the only item, and that has a double contained system with a leak sensor. Becca requests that it be surrounded with a berm, AT&T indicates that they will be able to do this if necessary.

MSDS requirements need to be posted. AT&T will provide these, along with coverage maps showing what will happen to the coverage when the Durrell Road Tower is turned on, as well as the height of the Ambrose Tower.

The facility will be locked. The tower is a self supported structure, bolted into the concrete, and designed for the weather in this area.

Linda Ball, abutter, would like to know how much traffic will be using the road. The generator cycles itself weekly. Approximately 1 pickup per month will be the regular traffic after the initial construction.

She would also like to know what the construction equipment will do to Albee Road. AT&T will meet with the road agent and will have to repair anything that they damage. They will post a bond for repairs if needed.

Tamworth Zoning allows a tower 10' above the tree canopy. A 55' tower would have minimal benefit to the Route 16 coverage gap. There is far more coverage with the 150' tower.

Linda Ball is concerned with the visibility. AT&T needs higher towers than other carriers need, to provide their service. Linda asks for an overview of the Tamworth Cell Tower Ordinance. David offers to provide her with a copy of the ordinance.

David questions the following items regarding this application:

Fall zone deed restriction, inventory of towers, bond agreement, and letter for removal.

Andrew LeMay, real estate representative for AT&T, discusses the report about cell tower affect on real estate values. Research shows that there is no measurable loss.

Neely Lanou, resident, is president of the Chocorua Lake Foundation, whose mission is to preserve the Chocorua Lake Basin. Harriet Hoffines is representing the Chocorua Lake Association, and they are concerned.

A Maximum Permissible Exposure Study was presented to the Planning Board for review.

Ossipee Mountain Electronics wrote letter of support.

Harriet Hoffines asks if rent is paid. AT&T responds that yes, there is payment. Harriet also asked how much that pay is, but AT&T is not at liberty to discuss a personal financial matter.

John Mersfelder, on behalf of the ZBA, states that the ZBA is not going to hold their hearing until the Planning Board has finished their review.

Linda Ball asks what the procedure is. If the Planning Board accepts everything except the height, then the application will be denied, then the ZBA will decide from there.

Becca made a motion to continue this hearing until the September 28th meeting, at 7:15 pm.

Becca made a motion to adjourn at 10:09 pm. Skip seconded. APPROVED

Respectfully submitted,

Melissa Donaldson

Planning Board Clerk