



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-8893
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Planning Board Minutes
Monday, September 19, 2011

Meeting was called to order by Chairman, George Basbanes at 7:30pm.
Members present: John Goldthwaite, Joan Simmons, Brett Rock and Joe Vlcek
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Scenic Road Hearing – 379 Forest Hill Street – Shelly & Kevin Nigohosian

George opened the Scenic Road Hearing at 7:30pm. Mr. and Mrs. Nigohosian requested the hearing before the Board as they are seeking approval to remove part of a stone wall for a new driveway. The stones that are removed will be used to reinforce the existing wall. There are some trees in the path of the proposed driveway which they would like to remove. After the discussion, Brett made a motion to close the hearing and approve the scenic road permit with the following conditions:

The opening in the stone wall shall be no larger than 18 feet.

The stones removed must be used to reinforce the existing wall.

No living trees other than those blocking the opening may be removed from the right of way.

The resident must provide before and after pictures of the wall.

Joe 2nd the motion. – Motion passed unanimously.

Special Permit Hearing – 583 Pleasant Street – New Cingular Wireless PCS, LLC d/b/a AT&T Mobility, LLC c/o SAI Communications

George opened the special permit hearing at 7:42pm. In attendance for the applicant was Francis Kelley from SAI Communications. Erik Swanson from Cuoco & Cormier attended for Jeff Rider. Mr. Kelley explained that AT&T would like to modify equipment on an existing pad and add three LTE antennas (one per sector) with remote radio heads and a surge protector to the existing array of six antennas located on an existing monopole. The height and width of the pole will not be increasing. The Board referred to Jeff Rider's letter of August 16th and addressed each comment.

1. Statement of work – *no comment needed*
2. Waiver requested of site plan review – *Board discussed approving waiver due to no additional site work planned.*
3. List of previous approvals – *no comment needed*
4. Bond – *already exists from original approval*
5. Structural analysis – *Board plans to request a copy.*
6. Suggested that a statement be provided to certify additional equipment complies with Federal Communication Commission, Massachusetts Aeronautics Commission and the Massachusetts Department of Public Health. – *Board plans to request a letter.*



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7. 4G-LTE system controversy – *Mr. Kelley said that what they are proposing is not the controversial 1500 band signal which seems to interfere with GPS systems. The equipment that will be installed in Dunstable does not operate in that frequency so there will not be a disruption of the nation's GPS network.*
8. Noise generated by the additional equipment – *No additional air conditioners or condensers requested and the standby power will not change, so no additional noise will be generated.*
9. Elevation plan or photos for antennas to assess visual impact. – *No additional height or width is proposed therefore Board feels photos are not needed.*
10. Date of plan is same as previous one from June. *A latest revision date will be added to the plan.*

Joe mentioned that Sheet A1 shows proposed equipment that will be extending off the existing pad (3 feet off the ground). He asked if other members had a concern with grass/weeds growing up and causing a potential fire hazard. Mr. Kelley said that inside the cabinet is a 1 ft. x 2 ft. stereo type unit with plugs and it won't cause any fire hazard.

Joan asked about maintenance of the grounds. Mr. Kelley said that there is crushed rock under the equipment and that a technician checks the site once or twice a month.

Brett wanted to know how long the project will take. Mr. Kelley said about 3 days.

A resident asked about the activity that has been going on at the property and if any trees had been removed. Mr. Kelley said that the activity is from their approved June special permit and no trees have been cut down on the site.

Brett made a motion to close the hearing at 8:22pm. Joe 2nd the motion. – Motion passed unanimously. The vote was as follows: Joan Simmons – close hearing, Joseph Vlcek – close hearing, George Basbanes – close hearing, Brett Rock – close hearing and W.J. Goldthwaite – close hearing.

Brett then made a motion to approve the requested waiver of submitting a site plan for the project. Joe 2nd the motion. – Motion passed unanimously. The vote was as follows: Joan Simmons – approve waiver, Joseph Vlcek – approve waiver, George Basbanes – approve waiver, Brett Rock – approve waiver and W.J. Goldthwaite – approve waiver.

Brett made a motion to approve the Special Permit to modify equipment on an existing pad and add three LTE antennas (one per sector) with remote radio heads and a surge protector to the existing array of six antennas located on an existing monopole with the following conditions:

- 1) A copy of the Structural Analysis must be submitted to the Planning Board before a building permit is issued.



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- 2) A statement must be provided to the Planning Board that the additional equipment complies with the Federal Communication Commission, Massachusetts Aeronautics Commission and the Massachusetts department of Public Health before a building permit is issued.
 - 3) The plan set should have the latest revision date and sent to the Planning Board before a building permit is issued.
 - 4) Photos of the structure after installation shall be taken and sent to the Planning Board.
- John 2nd the motion. – Motion passed unanimously. The vote was as follows: Joan Simmons – approve Special Permit, Joseph Vlcek – approve Special Permit, George Basbanes – approve Special Permit, Brett Rock – approve Special Permit and W.J. Goldthwaite – approve Special Permit.

Special Permit Hearing continuation–205-215 Pleasant St.–MSR Utility Maintenance Corp.

George was contacted by the applicant's attorney, Douglas C. Deschenes, regarding a continuance of the Special Permit hearing for 205-215 Pleasant Street. A follow up letter stating a scheduling conflict and allowing the engineers more time to work through issues was received by the Planning Board Secretary on September 15, 2011. Brett made a motion to continue the Special Permit Hearing for MSR Utility Maintenance Corporation until Monday, October 3, 2011 at 7:50pm downstairs at the Dunstable Town Hall. Joe 2nd the motion. – Motion passed unanimously.

Meeting Minutes – August 15, 2011

Joe made a motion to approve the minutes, as submitted, from the August 15th meeting. John 2nd the motion. – Motion passed unanimously.

Review and Sign Bills/Payroll

Joe made a motion to sign the invoice for the two 53G accounts and the secretary's payroll. John 2nd the motion. – Motion passed unanimously.

Community Preservation Committee (CPC) Designee

The Secretary told the Board that the Selectmen's office is requesting a member of the Planning Board to sit on the Community Preservation Committee. George said that he was willing to remain a member of the CPC. Joan made a motion to designate George Basbanes as a member of the CPC. Joe 2nd the motion. – Motion passed unanimously.

Motion made to close the meeting at 8:40pm. Motion 2nd. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary - Dunstable Planning Board