

THE PLANNING BOARD
Town of Francestown
Francestown, New Hampshire 03043

February 2, 2010
APPROVED MINUTES

Planning Board Members Present: Bob Lindgren – Chair, Mike Tartalis, Sarah Pyle, Larry Johnson, Linda Kunhardt, Ben Watson, Bill McNeil.

Members of the Public: Tom Anderson, Lisa Stewart, Robert Carey, Robert Carey Jr., John L McGowan, Peter Marchant, Stephen Anderson, Dan Goulet, Ken Kozyra, Jan Griffin, Steve Griffin, Francois Gauthier.

Melissa Stewart is taking the minutes.

Chairman Lindgren brings the Planning board meeting to order at 7:11pm.

Continuation Site Plan Review/New Cingular Wireless/AT&T - Case #09-SP-03 located on Dennison Pond Rd, Map 6, Lot 61-2 as well as Case # 09-SP-02 located on Rte 136/New Boston Rd, Map 6, Lot 63-1 both are located in the Rural District.

Lindgren states that the meeting this evening is not to hear new information from the applicant or public, but to discuss information that has been received prior to this meeting. The board will only ask questions of the public or applicant if the board feels they must ask questions for clarification purposes.

Lindgren reiterates the warning from the Town Counsel to make sure that the board does not pre-judge this application. Board conducts a short discussion regarding how the board can give an opinion to the ZBA and ensure that in doing so they are in no way pre-judging the application.

Lindgren states that the Conservation Commission did provide the ZBA with a recommendation of both sites. The Conservation Commission also provided the ZBA a copy of any minutes pertaining to the discussions that lead to their recommendations.

Board begins to discuss points they would like to have the ZBA consider in their deliberation.

Discussion regarding Case# 09-SP-02:

Board discusses the issue of the steep slopes that the access road will be crossing over. Board feels that this is the major concern of the site. Pyle continues to bring the board back to the zoning ordinance section 7.19 – 7.19.2. It is Pyle's opinion that the steep slope is the most intrusive. Watson also notes that the road has been significantly engineered. The question is asked if it is possible to shorten the road width, and put the power under ground. Lisa Stewart advises the board not to even consider underground power as it will mean more disturbance to the site and the possibility of blasting. Board discussed the height of the tower and questioned if it will be high enough to co-locate as the town ordinance speaks directly to co-location. Linda Kunhardt notes that this site is also located next to one of the largest aquifers in town. Watson states that in looking at the RF analysis this site provides that maximum amount of coverage in both Francestown and New Boston. Watson also feels that the access road and tower site will be

far more visible in New Boston than it will be in Frankestown.
Discussion ensues about the view shed.

Johnson brings the board's attention to Attorney Rattigans letter dated January 26, 2010. Johnson reads Notes 1,2,3 in letter and feels this is what town should be looking at.

Discussion regarding Case# 09-SP-03:

Board discusses AT&T's willingness to lower the tower height to 100' and possibly move tower down slope or to a different location on the site, as well as disguising it as a tree which may lessen the impact on abutters. Anderson does note that he can't promise that in moving the tower one way or another that it may not raise issues for other abutters that it previously did not affect. Anderson again re-iterates that AT&T is more than happy to find the best location on the property with the Board to appease as many abutters as they can, they just need some guidance from the board as to what best suits the town.

Board discusses that a 100' tower appears to allow for co-location and if tower height is decreased and a carrier with the same frequency as AT&T were to come in how would that affect co-location. AT&T would need to look at each case separately and see if there was a way to accommodate the carrier by changing equipment heights on the monopole. AT&T does not want the board to lose site of their agreeability to build the tower to whatever height the board wants. Anderson also adds that there is the possibility of building a tower that would allow for an extendable monopole. Anderson is not sure if the board wants to even consider it as far as potential impact to abutters in the future. Pyle asks question regarding the monopole and extension. Would the town be legally obligated to allow for say an additional 10' if someone were to come before the board 2yrs later and the answer is yes, because you have allowed for the accommodation of the extension.

Brief discussion regarding Biafore and Knight properties as well as the ATC tower. Pyle states that Pagacik continues to recommend the ATC site and states that although it does not cover all of Frankestown's Rte 136 it does provide adequate coverage as well as more in home service. Watson has modification questions about the ATC tower. How would that affect abutters and the fall zone etc? It is also noted that the Knight property would require a variance.

Lindgren notes that although the board had determined they were not going to allow new information to be brought before the board Lindgren feels this would be pertinent to the current discussion. The board received a fax from Orr and Reno on 2/1/10. It contained a letter from Camille Biafore stating that she is willing to consider a tower on her property and would like to discuss and review a plan from AT&T.

Brief discussion regarding diminished property values to abutters at both tower site locations. It is noted that the board has received documentation from abutters regarding their property values and how a wireless facility might affect the value of their property. However it does conflict with information received from the Town's former assessing firm. Board feels it is best left to the ZBA to determine as it is one of the criteria they must look at.

Bob Carey suggests that the board encourage the ZBA to discuss the ATC, Biafore, and Knight properties, and that the Planning Board would be willing to explore relief from regulations.

Francois Gauthier wants to remind the board that where the curb cut has been proposed on the Dennison Pond road site is located at a sharp corner and there is poor site visibility because of this. He would also like to encourage the board to require a trail versus a road to access the sites no matter which site is decided upon.

Anderson and Carey requested a copy of the Conservation Committee's recommendation.

Board determines the following to be points of consideration for the ZBA to review regarding both cases.

Case # 09-SP-02.

1. The extent and length of steep slope on the parcel and that the access road will be crossing over them.
2. Potential visual impact from clearing and construction of the access road.
3. The length of the access road.
4. Potential affect on property values of abutters.
5. Concerns by NH Dept. of Historic Resources. Please reference Historic Property Resources in the Francestown Master Plan.
6. Site is contiguous to a significant Town Aquifer.

Case # 09-SP-03

1. Site is better in terms of access to site, shorter distance for access road, no steep slope issues, no wetland crossings; site is not contiguous to an aquifer.
2. Less overall visual impact from major corridors/road but far greater impact on a smaller set of abutters.
3. Limited ability to buffer negative visual impact for abutters, but applicant is willing to move location of tower somewhat, this would require new balloon test.
4. Property values may be adversely affected for small set of abutters.
5. Noise concerns for abutters from generators at tower site.
6. Proposed curb cut for access road is on curve and probably has inadequate site distance and may require a waiver from the Selectman. (may be wetland issues if moved further down the road in order to provide better site distance)

Note: Please see note included in the list of concerns provided to the ZBA composed on behalf of the Planning Board by Ben Watson.

Kunhardt moves the board vote to include consideration of ATC site as a viable alternative site as recommended to us by our consultant. Lindgren seconds motion. Kunhardt in favor, Watson-opposed, Pyle in favor, McNeil in favor, Tartalis in favor, Johnson-opposed, Lindgren-opposed. Vote: 4/3

Pyle moves to forward the 6 issues/concerns of each site as well as the note to the ZBA for their consideration. Johnson seconds the motion. All in favor 6/0.

Hearing is continued to February 23, 2010 at 7:30pm.

ANNOUNCEMENTS AND COMMUNICATIONS:

Lindgren read a letter from Bennington Planning Board advising board of continuation hearing with Crotched Mountain Ski Area regarding overnight and group stays.

Lindgren states that the CRC will be meeting Thursday 2/4/10 at 9am,

Board will hear a lot line adjustment case on February 23, 2010 at 7:00pm.

REVIEW OF MINUTES

Review of minutes has been moved to 2/23/10.

Meeting was adjourned at 9:57pm

Respectfully Submitted,
Melissa J. Stewart
Minutes Clerk