

THE PLANNING BOARD
Town of Frankestown
Frankestown, New Hampshire 03043

April 20, 2010
APPROVED MINUTES

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

Members of the Public: Betsy Hardwick, Attorney John Ratigan, Peter Marchant, Attorney Steve Anderson

Melissa Stewart is taking the minutes.

Chairman Lindgren brings the Planning board meeting to order at 7:09pm.

CASE# 09-SP-3 Application for New Cingular Wireless/AT&T for a Wireless Communications Facility on Dennison Pond Road.

On Sunday April 18, 2010 the ZBA approved a special exception for a tower on the Dennison Pond Rd Site. However they did not approve the original location they approved a site located lower on the hill.

The Board conducts an overview of what is needed from the applicant at this time. Attorney Steve Anderson requests that the board continue Case # 09-SP-2 until this application is approved.

Lindgren turns the meeting over to Anderson who provides the board with an overview. Sheet C1 is the locus plan that shows the original location and then shows a location A, and B. Location B is the location of the yellow balloon site. It is 30.7' below the original location. It meets the 225' setback for a 150' tower, so with the tower at 110' it definitely meets setback requirements.

Page 3 of letter provided by Anderson, has identified a list of action items such as: Update plans, add survey topography, ZBA requested screening around compound, possibly White Pine which was mentioned by ZBA Chair. Discussion with ZBA regarding access gate to site, PB to advise. ZBA requested the tower to be a High density mono-pine. Anderson gives brief overview of mono-pine options, he has provided sample pictures of what the pole and hardware look like. The mono-pole would be 110' and the prongs for the tree canopy would raise the finished height of the monopole to 117'.

Page 4 has additional items such as: make sure PB reviews and approved Storm Water plan, Bond, AT&T will request from Board of Selectmen a waiver from the 200' site distance. PB will need to make a recommendation. In October Anderson requested removal of a dead tree in the Scenic Road area, would like the board to make a determination of that. If there are any waivers on the list, request the board review and advise the applicant if there is any additional information needed.

Kunhardt raises concerns about steep slopes on the alternate tower location. applicant assures her that when new plans with topo are finished she will be satisfied.

Pyle questions if any additional screening is needed for the Roehrig site. Pyle raises question if an additional balloon test should be conducted, the board does not feel it needs one, Pyle would like to have an additional site walk because the site has changed and the distance of the driveway has changed. Peter stated that once the topo is completed, staking will be done and the board could review it at their leisure.

Board would like the Conservation Commission to review the plans and weigh in on the landscaping.

Pyle asks Attorney John Ratigan his opinion. Ratigan feels that the mono-pine is preferred, and agrees with Pyle about the high density mono-pine being preferred.

Pyle asks what the maintenance plan is on the mono-pine. Martel states that there is very little maintenance, except that when you have a high density tree, there may be some breakage of branches from the weight of snow during winter months.

Board discusses whether a scenic road hearing is needed for the dead tree to be cut. Kunhardt is opposed to not having the scenic road hearing, however all other members including Con Comm chair Betsy Hardwick do not feel that there is a hearing needed based on the RSA. Brief discussion regarding the site distance and board will review this on their site walk.

Board discusses gating off the entrance to the road. Board asks that the Conservation Commission also review types of bars and make a recommendation. Hardwick feels that something visible from the road and a straight bar painted green would be sufficient.

Board questions if the Fire Dept is going to require a turn around for the additional driveway. Anderson will bring the plans to the Fire Dept and ask for an updated statement. The applicant has provided a turnaround at the compound.

Board discusses the diesel fuel storage tank and if there is a way to protect and capture the spillage should one occur. Board requests that applicant create a lip around the storage tank.

Attorney Ratigan brings up generator issue and its need to run on a weekly basis for testing purposes. Ratigan states that the ZBA recommended that it happen on a specific day, and time each week, preferably a time which most residents would be away or at work to ensure the least amount of impact to abutters. Martel states that it normally happens Monday - Friday between 9 and 5pm.

Board continues application 09-SP-1 and 09-SP-2 until May 18, 2010 at 7:15pm.

Anderson requests that if anyone on the board should find additional items being needed for the next meeting to please forward them to him as soon as possible. He would also encourage images of gates that are preferred so that he can price out and bring to next meeting.

REVIEW OF MINUTES

Board moves the review of minutes to the next scheduled meeting.

ANNOUNCEMENTS AND COMMUNICATIONS:

Chase lot line adjustment has been received. Board will determine a time and date to conduct a CRC meeting.

Meeting was adjourned at 8:40pm

Respectfully Submitted,
Melissa J. Stewart
Minutes Clerk

