

THE PLANNING BOARD
Town of Frankestown
Frankestown, New Hampshire 03043

June 15, 2010
MINUTES

Planning Board Members Present: Bob Lindgren – Chair, Mike Tartalis, Linda Kunhardt, Sarah Pyle, Jennifer Vadney, and Bill McNeil joins the board at 8:23pm.

Members of the Public: Polly Freese, Betsy Hardwick, BJ Carbee, Charles Pyle, Audra Klumb, Russell Putnam, Dan Hamm, Shannon McManus, Jonathan Springer.

Melissa Stewart is taking the minutes.

Chairman Lindgren brings the Planning board meeting to order at 7:05pm.

Continuation of New Cingular Wireless/AT&T for Wireless Communications Facilities – Case # 09-SP-2 on New Boston Rd/Route 136 and Case# 09-SP-03 on Dennison Pond Rd

Lindgren states the both cases have been moved to July 20, 2010 @ 7:00pm.

Case # 10-SP-1 SBA Properties Inc. /AT&T Mobility for a Wireless Communications Facility on Crotched Mountain.

Jonathan Springer representative for SBA addresses the board and updates them with changes from the last meeting. Springer supplies the board members with correspondence between Audra Klumb and Lori Sommer (DES employee). Klumb requested Sommer determine if a permit is needed for the timber mats that will span the wetlands. Sommers responded stating that “a span of the wetland with a bridge that will not involve impacts to the wetland does not require a permit.”

Discussion ensues regarding the e-mail sent and received by Audra Klumb. Kunhardt would like to contact Lori Sommer directly and ensure she understands that the Timber mats will remain on site and not be removed as Klumb's e-mail does not specify. Kunhardt will provide the Board and applicant with copies of the correspondence between Kunhardt and Sommers. Kunhardt also raises issues of the timber mats not allowing light to filter through therefore killing or significantly affecting any vegetation located under the mats.

Hardwick notes that Chris Danforth has reviewed the plans and he has stated that these are not highly functioning wetlands.

Dan Hamm joins the hearing and provides the board with updated plans.

The Select board has reviewed the possible gate locations and determined that Area A is the best location for the gate.

Hardwick states that Chris Danforth has reviewed the erosion control plan and the only issue was the placement of some silt fence. Hamm states that they tend to over plan and the excess silt fence helps to discourage foot traffic during construction.

Hardwick states that the Conservation Commission reviewed and would like the woodchip trail to be an extremely light coating, no more than 3” in depth. Board questions if Danforth has reviewed the new plans. Hardwick states that Danforth has reviewed the plans twice.

The Board discusses the landscape plan; the applicant has added shrubbery around the compound. The Board reviews and feels that the arborvitaes are not a good choice for this location as the deer will eat them. The Board recommends a mixture of blueberries and Spruce. The Board requests the applicant remove the blue grass from the seed mixture and add additional fescues.

Board reviews C2 – Pyle asks which carries currently exist on the tower. Russell Putnam states that the FBI, Hillsborough Police Dept, Fairpoint and AT&T are currently housed there.

Board discusses protection of endangered species. Exhibit 1 is provided to the Board and Hardwick and Springer delineate the area that will be protected by stakes and caution tape. The stakes and caution tape will be on both sides of the road from point A to point B as marked and the staking will establish no more than a 12' travel way.

Z1 – Hamm states the compound plan was cleaned up and now shows the two USGA markers to ensure they are protected during construction. Hamm also added a small piece of fencing. Pyle asks that the applicant paint the existing SBA shelter brown. It is noted that the fencing will be identical to the existing chain link fence.

Z2 – Board reviews and has no questions for the applicant.

ES1 – Applicant has added some water bars, one past Area A, one past Area B and one past Area C. ES1 also shows proposal of some shrubbery to mask the compound. ES1 also delineates the total sq ft of wetlands. Kunhardt would like detail of water bars on plan.

ES2 – Pyle provides board with images of the proposed gate. The images were received on May 17th. Typical of the water bar detail will be added to the plan. Hamm cleaned up and brought to scale the bride timber mat detail as well as the access gate detail.

Applicant has submitted 4 copies of the fire, safety and prevention plan to the board and Pyle will put it on file.

Hardwick states that the Select board wants to ensure that there is access given via key or entry code to the necessary departments such as fire, police etc.

Kunhardt moves to continue the hearing. Pyle seconds the motion. Kunhardt, Vadney opposed, McNeil, Tartalis, Lindgren in favor. Pyle abstains.

Board begins working up Notice of Decision.

All construction will be done according to plans approved at the June 15 public hearing, to be placed on file with the Frankestown Planning Board, unless otherwise specified in this decision:

- a: In order to protect endangered and sensitive species, stakes and caution tape will be installed on both sides of the access road from Location A to Location B as specified on Exhibit 1 and at other appropriate locations as identified by a professional taxonomist. At no point will the travelway established between the tapes be greater than 12 feet wide.
 - b: A gate will be located as indicated on Site Plan C-2. Access (by key or code) to the gate will be given to the following Frankestown officials: Board of Selectmen, Conservation Commission, Police Department, Fire Department.
 - c: Design detail of the proposed water bars will be included on the final plats.
 - d: The landscape plan will be changed to reflect the following:
 - The site will be screened from view by the planting of spruce trees and blueberry bushes,
 - Fescues will be substituted for bluegrass seeds
 - Woodchips will be approximately 3 inches in depth.
 - e: All new fencing will match the existing chain-link fencing in height and style.
 - f: Existing silver SBA shed will be painted brown to match
2. A Performance Bond, in a form acceptable to the Board of Selectmen, will be given to the Town of Frankestown in the amount of one-and-a-half (1.5) times the written estimates of:
- cost to remove the tower

- cost to remove the bridge/timber mats
written estimates to be approved by the Planning Board.

3. All conditions placed on the 10/28/2009, 10/29/2009, 2/18/2010 Notices of Decision from the Frankestown Zoning Board are to be considered conditions of this decision.
4. Three copies of the final site development plans, with all changes specified at the June 15th public hearing and included in this notice at 1.a-f, will be presented to the Planning Board.

Johnson moves to approve Case# 10-SP-1 with the conditions as noted.

Tartalis seconds the motion.

Vadney, McNeil, Tartlis, Johnson in favor

Kunhardt – opposed

Pyle – abstains

REVIEW OF MINUTES

May 18th – Kunhardt moves to approve as written, Lindgren seconds, all in favor.

June 1, 2010 – moved to July 6, 2010.

ANNOUNCEMENTS AND COMMUNICATIONS:

July 6, 2010 meeting will be held at 6:30pm. Board to meet at the Curn residence for a site walk.

Meeting was adjourned at 9:37pm

Respectfully Submitted,
Melissa J. Stewart
Minutes Clerk