

THE PLANNING BOARD
Town of Frankestown
Frankestown, New Hampshire 03043

July 20, 2010
APPROVED MINUTES

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

Members of the Public: Robin Haubrich, Ben Haubrich, John Ratigan, Fire Chief Lawrence Kullgren.

Melissa Stewart is taking the minutes.

Chairman Lindgren brings the Planning board meeting to order at 7:16pm.

Continuation of Case # 09-SP-03 Public Hearing AT&T/New Cingular wireless for wireless communications located on Dennison Pond Rd.

Lindgren opens the meeting and advises the board that the ZBA special exception decision has been amended and corrected once. Lindgren asks applicant for a summary of the corrected notice of decision.

Anderson states that the only correction to the amended decision was changing a typo of “B” to state “B Prime”.

Anderson presents a new plan to the Board. Tab 1 in the handout is the slopes plan. Anderson presents color coded plan regarding slopes on the site. Original location B approved by the ZBA shows a small circle in the center of the site. Anderson states that on the plan a small portion of the compound at the southern end was between 15 and 19.99% slope. Due to this applicant requested the ZBA amend their notice of decision to allow a movement of 32’ to keep out of steep slopes.

Anderson presents the Board with photo rendering image of original location, location A from balloon test, B and B prime and applicant also showed photo rendering of trees from different surrounding properties like Jones and Roehrig property, across the field from the Petty property (landlord), and from the Johnathan Roehrig property below the tree line. All this information was provided to the ZBA and they rendered a decision. Anderson also provides the Board with a list of what he thinks the action items should be based on all previous hearings.

Lindgren states that the ZBA decision is being appealed and Lindgren did not know if the appeal would have any bearing on the Board proceedings so he spoke to Town Counsel and Town Counsel recommended the Board move forward. If something should change due to appeal then the Board could review it at that time.

Kunhardt questions the wetland delineation and wants to ensure it has been shown on plan. Anderson turns to sheet C2 and C3 in the large plans. They have surveyed and delineated the wetlands on the plan. They are now more than 100’ from the wetlands. Kunhardt is satisfied.

Anderson points board to July 20, 2010 letter. Tab 3 & 4 contain two checklists. Action items from April 20th hearing and action item list from ZBA decision itself. ZBA is looking to the Planning Board for the final determination of certain action items. One condition from the ZBA was the sign off from the Fire chief for life safety issues and address any turn around requirements.

Chief Kullgren states his requirement is to increase the turnaround at the end by increasing one side of the parking lot to allow fire apparatus to pull in and turn around. This should not impact the wetlands as it is moving in the opposite direction of the wetlands.

Kullgren is requesting the applicant increase the turnaround 40' from the centerline of the road.

Chief also indicated that there are no Life Safety issues. Only request is a Fire Dept. key for access to the site. Chief requests new plan, which the applicant provided at this hearing. Anderson requests that the Chief provide the ZBA with a letter stating his comments and concerns if any.

Board discusses options for tower and compound location trying to find the best suitable location. Discussion regarding impacting wetland or steep slope as well as visibility issues for abutters.

Pyle feels that location "B" is the best site as far as impact on abutters and would like to get as close to it as possible keeping within the boundaries set by the ZBA.

John Ratigan provides the board with images of his client's property showing the balloon tests with tree coverage in the summer. Ratigan states that his applicant would prefer the "B" site not "B prime" and recommends the applicant just move it over a small amount to keep out of wetlands and steep slopes.

Board and applicant review action items.

Design of the high density monopole needs to be determined by the Planning Board per the ZBA decision.

Sediment and Erosion control plan will be updated with new tower location included.

The applicant has applied to the Selectmen and is requesting a recommendation from the Planning Board to approve the location of the driveway. Board discusses the driveway and curb cut. Watson moves to provide the selectmen with the opinion of the Planning Board to approve the granting of the curb cut as it is in the best interest of the town, possibly grant a blind driveway sign. Pyle seconds the motion requesting that they add to the motion that it is the least impact on the wetland and it is a minimum use driveway. Board discusses motion. All in favor. Lindgren will send a letter of recommendation to the selectmen.

Applicant will preserve vegetation along the driveway.

Applicant will provide a screening of white pine and hemlock around the compound. Applicant has added some additional screening at the corner to help screen that section against abutters view. Board discusses the secondary row of buffering at the corner of the driveway. Board feels that it will help with sound and Pyle suggests possibly adding blueberry bushes.

Survey topography has been added per request of Planning Board.

Driveway access gate has been supplied and detailed on C9.

Spill containment for emergency generator pad has been added to plan and will be installed.

wetlands have been delineated.

Site has been staked and flagged.

Board discusses generator testing time. Board determines weekly testing of generator will be conducted sometime Monday - Friday between the hours of 9am and 5pm.

Applicant has provided the Board with a letter dated July 20, 2010. notification to withdraw his request for the New Boston Rd site. 09-SB-02. Lindgren moves to accept, Pyle seconds all in favor.

Board discusses the removal bond and Pyle advises that they usually recommend 1.5X the current estimate. Anderson will take back a \$50,000 removal bond request and bring back to the next meeting.

Board discusses maintenance bond and Anderson states there is no current bond for that however in the past they put in the notice of decision requiring a yearly maintenance visit and replacement of any necessary limbs on the tower that may have broken and any other necessary maintenance.

Lindgren reads comments from the ZBA public hearing from members of the public.

Board moves to continue to Tuesday, August 3, 2010 at 7pm.

Applicant to provide 3 full size copies of plan and 3 half size plans. Signed originals - 1 original and 2 copies of full size plans.

Board discusses fees associated with overage of 5hrs. Watson moves to decrease the amount owed by 50%. \$700.00 will be the amount due. All in favor.

Meeting was adjourned at 9:10pm

Respectfully Submitted,
Melissa J. Stewart
Minutes Clerk