

**HOOKSETT
TECHNICAL REVIEW COMMITTEE (TRC)
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING – room 204
Thursday, July 8, 2010**

CALLED TO ORDER

J. Duffy called the meeting to order at 9:00am.

ATTENDANCE

Town of Hooksett

J. Duffy, Town Planner, D. Tatem, Stantec, J. Gryval, Planning Board Chair,
S. Agrafiotis, Police Dept., and Carol Granfield, Town Administrator (left at 9:40am).

1. (9:00am – 10:00am)
CROWN COMMUNICATION, INC. (plan #09-11)
Leopold E. & Fernande G. Daigle, owners, and Daniel Klasnick, Crown
Communications, Inc., and Nicholas Rystrom, Bay State Design.
210 Whitehall Road, Map 15, Lot 86-1
Proposal to construct a 150' monopole in a 50' x 50' fenced in wireless
compound. A new gravel road will be constructed to provide access to the site.

Representing the Applicant

Daniel Klasnick, Attorney representing applicant, Jim Donahue, contractor at Crown
Castle, and Nick Rystrom, Engineer at Bay State Design.

J. Duffy: We would like to welcome you to the TRC. We will start with introductions.

J. Duffy: You were successful in getting your ZBA variances.

D. Klasnick: Yes and the special exception.

J. Duffy: Are you past the ZBA appeal process deadline?

D. Klasnick: Yes. In May 2009 we last met with you. We did updates to our drawings. We obtained a ZBA setback variance and special exception. The Planning Board looked at the special exception. Since May, this project hasn't changed much. We completed a balloon test, and some Planning Board members and the public attended. One change was to move the tower down 20 ft closer to Whitehall Rd. June 24, 2010 is the most recent updated plan submission. Referred to TRC packets; the balloon shows one spot then where the actual tower will be moved by 20 ft. Crown will extend the existing driveway. There will be a new roadway constructed to the 50' x 50' compound. There is an

agreement for a 100' x 100' area, however only 50' x 50' is being developed. We meet the minimum development requirements. The compound view of the facility is a 150' monopole. AT & T is the anchor tenant. Electric and telephone will go underground to a transformer in the fenced area. AT & T will have a 20' x 20' pad mounted shelter.

S. Agrafiotis: Past projects like this, there was standard language allowing for public safety, if needed, to have space on the tower for emergency antennas. Police has no need now, but language should be there for the future. Now we have antennas north and south of your site.

D. Tatem: Public safety would be for the Police and Fire Depts.?

S. Agrafiotis: Yes.

D. Klasnick: We addressed that in the Planning Board process and we indicated it was not a problem.

J. Donahue: Not a problem.

J. Duffy: The height if public safety needs the tower space, what are your plans for the rest of your tower? Do you need more specifics on safety space now?

D. Klasnick: There are centers defined for co-locators. Safety typically puts a whip on top, and that usually doesn't pose a problem.

S. Agrafiotis: We do the same thing on the Verizon tower.

J. Donahue: We are trying to minimize the height of the, and if safety is not taking up another carrier's spot it is usually not a problem. If there are any concerns with this safety request, we may need to do a structural analysis if safety is added on.

J. Gryval: This was discussed at the Planning Board, however we would like something more than "not a problem". Put it in writing.

D. Klasnick: Yes, something proposed and approved.

J. Duffy: A surety is needed.

D. Tatem: The regulations require the parking areas paved. In this situation with gravel, I think you can ask for a waiver to the Planning Board. Also, you will need an easement plan or some type of agreement.

J. Donahue: It will be a leased area and we will have an access & utility easement.

N. Rystrom: See sheet C-1 for details on the easement.

D. Tatem: The easement onto the property, those areas should be bound with bearings and distances and added to the plan. We will need a written easement submitted for Town legal review. Why not have the transformer within the fenced area?

J. Donahue: It is standard to have the transformer outside.

D. Klasnick: I believe it is for PSNH to access them.

D. Tatem: Vandalism?

J. Donahue: Not that I am aware of.

N. Rystrom: We have not completed a drainage study yet. We wanted to discuss it with you first.

D. Tatem: Discharge near the side of the transformer, there is a channelized flow to the north of the wetland pocket. You may want to flow it to the wetland vs. the neighbor.

N. Rystrom: We analyzed the existing flow into wetlands and we wanted to assure there was no significant increase.

D. Tatem: You can't increase the flow to the property line.

N. Rystrom: The calculations I show have no increase in flow to the property line. I can look at redirecting it.

D. Tatem: Knox box?

S. Agrafiotis: Police doesn't have access to that.

J. Donahue: There is a box on the gate detail.

D. Tatem: Wetland buffer should be noted as 40 ft no disturb. We need two sets of everything, including drainage, for our review. For resubmittals, send me two plan sets directly, and 1 plan set directly to Jo Ann.

J. Duffy: The generator, is their noise emitting into the residential neighborhood and is it only on when there is a power failure or on everyday?

D. Klasnick: It is tested weekly for 20 minutes to ½ hr. We can determine the day and time with the Town. The generator is only used for that periodic testing and for the back up during a power outage. It is 199 ft to the nearest property line .

J. Gryval: Is the generator the only backup you have?

D. Klasnick: There are also batteries.

J. Gryval: So you have generators and batteries.

D. Klasnick: The batteries are only for a short period of time.

J. Duffy: The monopole is only 150' with no lights on top?

D. Klasnick: Yes.

J. Duffy: Who will maintain the driveway to Whitehall Rd.?

D. Klasnick: Crown will but only for a snowstorm.

J. Donahue: Maintenance is site dependent with no set schedule for plowing.

D. Klasnick: They will plow when needed to access their site; usually once to twice a month.

J. Duffy: What if there is significant snow and it freezes? Wouldn't there be some type of maintenance plan?

S. Agrafiotis: The Fire Dept. is not here, but we would need access via vehicles for emergency calls.

J. Duffy: You don't want to plow a months worth of snow.

D. Tatem: There are other things not applicable in the checklist to include but not limited to lighting and landscaping.

D. Klasnick: Waivers to request are:

- 1) scale
- 2) 200 ft of site height of existing structures
- 3) landscaping
- 4) septic and leach
- 5) utilities
- 6) wells
- 7) environmental . . . historic
- 8) traffic study

D. Tatem: #2 above, 200 ft from the entire property is considered the site.

J. Duffy: Have any abutters made a request on the tower design?

D. Klasnick: We had opposition from some Farrwood residents. We discussed painting the tower. When we talked about the design of the tower, the ZBA thought this design was most appropriate for this site.

D. Tatem: Did the ZBA decision include the paint color?

J. Donahue: The discussion was more on the tower structure vs. tower color.

D. Tatem: Sheet C-1 easement plan doesn't include the electrical items and turn around. This should be included for all disturbances.

N. Rystrom: The utilities have a separate easement from the Daigles to Crown. I don't show meets and bounds now, but I can do that. You said there needs to be an easement for any disturbance such as side slopes.

D. Tatem: If not, the guy who owns the property can change his slopes and change your drainage. Nick should revise this one sheet, draft the easement documents, and add meets and bounds for completeness. If the items on the checklist for completeness are not submitted, the Board typically will not find the application complete.

J. Duffy: The Zoning Ordinance states a written commitment for the max allowance for co-locaters of the tower; comments for the ZBA special exception.

D. Klasnick: We have ZBA approval for the use and setback ordinance. How much of that approval is blended into the Planning Board process?

J. Duffy: We will need a note on the plan.

D. Klasnick: We will also include the Rohn letter regarding the fall zone.

J. Duffy: Will there be lighting for the shelter?

D. Klasnick: Distributed sample lighting.

D. Tatem: Have a full cut off or ask for a waiver. Also the signature block needs to be corrected in the lower right corner. The Town records the site plan sheet.

N. Rystrom: Sheet C-2 top left recording block.

J. Gryval: Is an aerial tower proposed now?

D. Klasnick: Now the tower is 20 ft closer to the roadway. We have scheduled to restake the compound.

N. Rystrom: Yes, at the beginning of next week.

J. Donahue: And the 4 corners of the compound.

D. Tatem: Is the center of the road staked?

N. Rystrom: Not yet.

D. Klasnick: I will e-mail Donna with date and time for restaking.

ADJOURNMENT

J. Duffy declared the meeting adjourned at 10:00am. The next TRC meeting is scheduled for Thursday, August 12, 2010, Hooksett Municipal Building, 2ND FLOOR ROOM 204.

Respectfully submitted,

Donna J. Fitzpatrick
Planning Coordinator