

Draft Minutes

New Durham Planning Board

August 7, 2012

(Please note: These are draft minutes prepared by staff from notes taken at the meeting. They have not been reviewed by the Board for accuracy, and should not be relied upon for accuracy. Reviewed, corrected, and approved minutes will be available at Town Hall and on the Town's website following the next scheduled Board meeting.)

Chairperson Scott Drummey called the meeting to order at 7:03 PM.

Roll Call: Scott Drummey (Chair), Dot Veisel, David Bickford (Selectman's Representative), Bob Craycraft (Vice-Chair), Paul Raslavicus

Excused Absence: Craig Groom

Others Present: Dale Drake, videographer, David Allen (staff)

Public Input: Chair Scott Drummey asked if there was any public input. There was none.

Dale Drake: Chair Drummey asked Mr. Drake to present his application. Mr. Drake is requesting site plan approval to establish an 89' ham radio tower on his property. Mr. Drake submitted a very comprehensive application that provided background information on amateur ham radio and how it is regulated.

The proposed tower would sit near the middle of his lot at 78 Middleton Road (Tax Map 248, Lot 035). . It would not be visible from the road or from abutting properties. The tower itself would be 70' tall, with a 19' antenna. He has just purchased property in New Durham and currently the tower is located on his city lot in Dover, NH.

He has discussed his plans with Ken Quigley, New Durham Emergency Management Director and offered his services to the town in emergency situations. Mr. Quigley sent an email to staff member David Allen supporting Mr. Drake's request.

Mr. Drake explained the legal distinction between a ham radio tower and a telecommunications tower being that a telecommunications tower is used to facilitate services sold commercially. A ham radio tower is for amateur use: no services are sold.

Paul Raslavicus asked what guarantee the town had that the tower would be removed from the property when and if Mr. Drake sells it. Mr. Drake assured the Board that the tower is too valuable to him to leave behind, unless a new owner wanted to buy it. He currently works in residential real estate and has been involved in the sale of properties with a ham radio tower. In all cases, the disposition of the tower has been negotiated in the purchase and sale agreement.

Dot Veisel asked if there was any potential for interference with cell phone or emergency services transmissions. Mr. Drake said that the FCC limits Ham radio to specific radio frequencies and they do this in such a way that no interference can occur. He pointed out that his tower in Dover is less than 50' from his neighbors' houses and there has never been any problem. The New Durham tower would be 500' from the nearest neighbor.

Mr. Drake requested several waivers from application requirements as they are not relevant to his application. **David Bickford moved to waive the application requirements requested in Mr. Drake's application and to accept the application as complete. Paul Raslavicus seconded. Approved unanimously.**

Dot Veisel moved to approve the site plan application for an amateur Ham Radio tower and antenna 89' tall on the property of Dale Drake, 78 Middleton Road (Tax Map 248, Lot 035). David Bickford seconded. Approved unanimously.

Bob Craycraft joined the Board.

O'Brien Merger: The requested merger involves two lots Map 105, Lots 016 and 017 at 1 & 3 Brightwaters Road (formerly Cedergren Road). Formerly each lot had a home located on it. The applicants state that the stove and refrigerator have been removed from one of the houses so it is no longer a home. The board agreed that they wanted confirmation from the CEO/BI that this was the case. They continued the application, pending that information.

Master Plan: The Board reviewed progress on the master plan and filled out questionnaires Mr. Allen had prepared for the 250th Birthday Party. These will also be distributed at Town Hall.

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New/Old Business:

- Paul Raslavicus raised the need to go forward with Dark Skies regulations or ordinance and wondered which would be more appropriate. He suggested making it an agenda item and providing the Board with copies of the DES model ordinance
- Chair Drummey asked David Allen the status of the review of site plan and subdivision regulations. He said he expected to hear from the consultant by the first meeting in September and perhaps before the 2nd August meeting.

Minutes of July 24, 2012: Bob Craycraft moved to accept the minutes of July 24, 2012 as amended. Dot Veisel seconded. Approved unanimously.

Paul Raslavicus moved to adjourn at 9:57 PM. Bob Craycraft seconded. Approved unanimously.

Respectfully submitted,

David Allen
Land Use Administrative Assistant

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