



TOWN OF NORTHBOROUGH PLANNING BOARD

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Approved 5/7/13

October 16, 2012
Planning Board Minutes

Members Present:

Rick Leif, Chairman; Leslie Harrison, Theresa Capobianco, George Pember, Michelle Gillespie

Others Present:

Kathy Joubert, Town Planner; Mike Sullivan, Connorstone Engineering; Vito Colonna, Connorstone Engineering; Amy Jo White, Charlie Clarey, Jarrett Craver, Carol Chione, James White, Sean Durkin, David Maxson, Isotrope LLC, Tom Blasko

Meeting began at 6:30pm.

Continued Public Hearing for 130 Main Street Scenic Road Application (Brigham Street is the scenic road. Project is located on Main and Brigham Streets.)

George Pember recused himself from this hearing.

Mike Sullivan and Vito Colonna, both from Connorstone Engineering, reviewed the application and stated 45' of stonewall and 1 dead tree are to be removed.

Comments/Questions from Residents:

Amy Jo White – Disagree with length of stonewall to be removed and thinks driveway is too wide.

Charlie Clarey – Need to preserve our quality of life and not allow developers to take down stone walls. People should not use the Brigham Street exit due to trees remaining on property.

Jarrett Craver – Driveway is too wide. Board should not follow recommendation of the Fire Chief.

James White – Driveway is too wide.

Carol Chione – Will stonewall be repaired?

Michelle Gillespie – Could “do not enter” signs be added to make it clear the Brigham Street driveway is entrance only?

Mike Sullivan – Signs could be added to the site stipulating the Brigham Street driveway is entrance only from the street and not an exit driveway from the site.

Rick Leif & Theresa Capobianco – The 24' width of the driveway was approved by the Zoning Board of Appeals as part of the site plan approval process. Planning Board cannot change the width of the driveway. Our jurisdiction is only the removal of stone walls and trees within the town right of way.

Rick Leif – Applicant will need to add signage on Brigham Street driveway indicating it is entrance only and not an exit from the site. Board could add this as condition to scenic road decision.

Sean Durkin – Stated arrows could also be added to the pavement indicating entrance only.

Theresa Capobianco made motion and second by Michelle Gillespie to close the hearing. Four in favor of approving scenic road application with conditions.

Review of Wireless Communications Facilities zoning bylaw with David Maxson

George Pember rejoined the meeting.

Comments/observations by David Maxson:

- 80' concealed flagpole type of monopole is allowed by Cape Cod Commission
- Need to balance impact of number of cell towers vs. height of tower
- Shorter towers need to be closer to the users
- Town may want to reexamine the water tower on Assabet Hill as a potential site

Tom Blasko – Could an additional monopole be added to a site that already contains a monopole?

David Maxson –

- Need to look at that on a case by case basis and determine if the bylaw allows more than one tower per site
- Section 7-10-040(E)(6) of the existing bylaw limits one tower per site and they must be one mile apart from each other
- Board may want to consider changing the bylaw to allow for creativity in siting more than one monopole or tower per site

Tom Blasko – How much coverage in any town is enough?

David Maxson –

- Users of cell technology are steering the cell companies to provide reliable coverage inside the house
- Today, 70-80% of usage occurs inside the home
- If there are significant gaps, are there other ways to provide coverage? Alternate heights? Two towers on same site?
- In reviewing the bylaw and changes the Board may wish to consider, need to identify weak areas in the bylaw that might result in unintended consequences;

look at alternatives; encourage installations on existing structures; plot setbacks using existing bylaw; have more specific language identifying where towers should be located.

Theresa Capobianco – Part of this bylaw review process should be the consultant identifying where we need coverage in town.

George Pember – Where do cell companies look to locate if there isn't room on any existing tower?

David Maxson – Five major cell companies are in play for providing coverage to their customers.

- AT&T (formerly Cingular)
- Verizon
- Sprint (formerly Nextel)
- MetroPCS
- T-Mobile

For the next meeting on November 19, 2012, Mr. Maxson will review:

- Town owned land
- Water tanks
- Schools
- DPW garage
- Fall zone criteria
- Town data of existing towers and antennas
- Refine coverage maps
- Determine soft spots in coverage
- More detailed review of existing WCF bylaw

Mixed-Use Development

Ms. Joubert will prepare draft of bylaw changes based on past board discussions.

Minutes Approved

- August 14, 2012 approved
- September 18, 2012 approved

Meeting adjourned at 9:30pm

Minutes prepared by Kathy Joubert, Town Planner