

Planning Board
Town of Washington
October 5, 2010

0.0 Assembly

Members Present: Lynn Cook, Nan Schwartz, Tom Marshall, and Jim Crandall

Alternates Present: Lionel Chute

Members and Alternates absent: Bill Cole

Visitors: Carol Andrews, Ken Eastman, Bob Fraser, Ed Thayer, Otto and Sandra Nielsen

Cook called the meeting to order at 6:45PM. Crandall motioned that Chute sit in as a full member. Marshall seconded the motion, all voted in favor.

1.0 Minutes - Chute motioned that the minutes of the September 7, 2010 hearing and regular meeting be approved as presented. He also wanted to make sure everyone understood his comment about the fact that open space and undeveloped land costs a town less in taxes and services than a developed parcel, which makes it more valuable. Marshall seconded the motion to approve, all voted in favor.

2.0 Driveway Permits -

2.1 Roger Chicoine, 1712 Valley Road, TM 25-140, permit for an existing driveway for garage, Cook and Ed Thayer checked the location and approved. Marshall made a motion to approve, Chute seconded the motion, all voted in favor.

2.2 Titus and Kimball, Lempster Mountain Road, TM 7-58, for a new driveway, Marshall and Thayer had both been out to check the location and Thayer made his recommendations. Marshall made a motion to approve, Crandall seconded the motion, all voted in favor.

3.0 Mergers –

3.1 Kathleen Beam Trust, 68 & 76 Ashuelot Acre Road, TM#14-409 and TM#14-505, deeds provided, fee provided. The Board received a letter from the Beam's stating that they had demolished the dwelling on TM 14-505. Marshall visited the site last week to verify and reported that the dwelling was removed and the site was cleaned up and seeded. Cook determined that the merged lot will be TM 14-409, 68 Ashuelot Acre Road. Crandall motioned to approve, Schwartz seconded, all voted in favor.

3.2 Benedict & Nancy Armeen, 405 Bailey Road, TM#20-040, TM#20-041 and TM#20-042, deed provided (three parcels), fee provided. Cook spoke with the Armeens because the new map they provided showed their dwelling on TM 20-041, which is a different parcel than the Assessor's records show, TM 14-040. After research Cook recommended that the merged lot number will be TM14-040 to remain consistent with the Assessor's property records. Schwartz motioned to approve, Marshall seconded, all voted in favor.

4.0 Old Business

4.1 Subdivision Regulation update - members will each look over the document again and have more discussion on this next month.

5.0 New Business –

5.1 Cell Tower discussion – Eastman discussed the recent lecture he and Fraser had attended. There have been inquiries in town from providers and also people wanting to locate towers on their property. Bob circulated a petition for a cell tower recently and got a lot of local support. Bob and Ken met with Gov. Lynch and cell tower reps, the governor said that there was some seed money available but the money is now gone.

He also talked to Bob Odell and Beverly Rodeshin looking for help. He now has a rep from AT&T interested in 2 lots in town. TM 19-30 and 19-31, both on King St, TM 19-30 is a small town owned lot acquired in April for taxes. He explained that all they need is a 100X100 foot lot. Cook asked why these lots were chosen and Bob explained that the cell company identified them as in a good spot. Cook was concerned that this will open that area up to development, it is on a Class VI section of road (Class V summer maintained only to within 500 feet). Marshall felt this concern was real. Chute asked if the company sees this as profitable. Bob felt that they did. He said they would want to get the slab in this fall but feels that this is impossible. Thayer asked what the cell company would need in terms of plowing and roadwork. Marshall said they use tracked vehicles to service the tower in the winter and wouldn't need plowing. They won't ask for upgrading or maintenance. Hardwich is logging out there and they have the road in good shape. Schwartz added that this road is an established snowmobile trail and should stay as one. Crandall asked if the road is requested to be upgraded from summer maintenance only to year round maintenance, who pays? Schwartz said that when agreeing to upgrade the road it goes to a town meeting vote. Schwartz asked if they had considered other lots in town. Bob said the plan is to bring power through the Montfort Retreat property and not along the road. Cook said this may be a problem as it would compromise their religious exemption per the RSA's. Andrews felt there could be a problem going across the Andorra Forest conservation land also, as the easement might not allow it. Bob said that the AT&T consultant would like to come to our next board meeting to talk to us. He wanted to know if he should pursue TM19-30 or 19-31 with the company, as 19-30 is town owned. He said the town could get between \$1000 and \$2000 in lease fees a month. Eastman added that the town could make it more attractive to encourage the use of the town lot. Eastman spoke about the presentation they went to, it was given by LGC lawyers to a group of

planners and others. They suggested that the town should get help from consultants throughout the process, you need separate consultants for the app. process and the lease. He talked about the FCC regulations and Telecommunications Act and the timeline for processing an application. They also suggested documenting everything in case you end up in litigation. In denying an application you have to have town-based reasons, you can't blame it on an outside body. Thayer suggested getting a consultant now before the process begins, everyone agreed. We discussed having a checklist as you work through the application. Chute brought up the fact that all consultants we hire, whether they identify rare plants, check flight lines, whatever we determine to be necessary, they will be paid for by the applicant. Eastman gave us the booklet he got at the workshop and other paperwork. He said that Fraser deserves a lot of credit for all the work he has done to get us to this point. Marshall felt it would behoove us to have the AT&T consultant come talk to us at our Nov. 2nd meeting. He made a motion to have Fraser invite them to come in, Chute seconded, all voted in favor. Chute thinks we need to have a conversation about whether we want the town to host a tower on town owned land or not. All agreed that we need to get a consultant on board right away. Cook suggested we contact the Hillsboro planning department to see what their experience has been with Cell Towers. Chute said that a lease should cover removal when the tower will no longer be used. Schwartz will send email to Plan-link to see what other town planners have to say about the process.

5.2 CIP – Schwartz said that Michelle will be sending out the CIP budget requests next week. We will ask to have them returned in time for our November meeting, then we can meet with the department heads about their requests.

6.0 Communications:

- 6.1** Copy of site plan for Gregory and Janice Vogt, TM 10-033 from Peter Mellon, forwarded to Assessors
- 6.2** DES – letter acknowledging receipt of Shoreland Permit application, Walsh, 685 Millen Pond Road, TM 11-59UVLSRPC overview of Work Plan Accomplishments for 2010, letter -filed
- 6.3** Copy of Minimum Impact Expedited application (dock installation), Pollack, 22 Walnut Circle, TM 13-84 - filed
- 6.4** CD – "Meeting the Work Force Housing Challenge" Guidebook from UVLSRPC - filed

7.0 Adjournment- Crandall motioned to adjourn and Marshall seconded the motion, all voted in favor. The meeting was adjourned at 8:45PM. The next Planning Board Meeting will be held November 2, 2010 at 6:30pm

Respectfully submitted,

Nan Schwartz