

Washington Planning Board  
Meeting – April 3, 2012

- 0.0 Assembly: 6:30PM
  - 0.1 Members present:  
Cook, Crandall, Marshall, Schwartz and Chute
  - 0.2 Alternates present:  
Dagesse, Terani
  - 0.3 Members and Alternates Absent: Kluk
  - 0.4 Visitors: Jonathan Springer, Jonathan McNeal
  
- 1.0 Minutes: Crandall motioned to approve the meeting minutes of March 6, 2012, Marshall seconded the motion, all voted in favor.
  
- 2.0 Driveway permits: None
  
- 3.0 Mergers:
  - 3.1 Town of Washington, TM 12-180 and TM 12-194, both town forest lots, deeds provided. The Board reviewed the application. Schwartz motioned to approve the application, Marshall seconded the motion, all voted in favor, the new Tax Map number is 12-180.
  - 3.2 Jane Etheridge, 2157 Valley Road, TM 25-52 and TM 25-51, deeds provided, fee paid. Cook brought the other members up to date on the application. The resident went back and forth for a long time trying to get her bank (the mortgager) to sign the merger application. We learned that this signature is not necessary unless the separate properties being merged have 2 different mortgagers. The application will be updated to state that the mortgagers need to sign the merger application only if two mortgages are on the properties with two different mortgagers. Crandall motioned to approve the

merger application change, Chute seconded the motion, all voted in favor. Schwartz will make that change and post the new application to our website. Marshall motioned to approve Etheridge's merger application, Chute seconded the merger, all voted in favor. The new Tax Map number is 25-052.

- 3.3 Randy Fitzgerald, 1372 Valley Road, TM 24-27 and TM 24-28, deeds provided, fee paid. The Board reviewed the application for completeness. Crandall motioned to approve the application, Schwartz seconded the motion, all voted in favor. The new Tax Map number is 24-027.

#### 4.0 Old Business:

- 4.1 Business Permits: David Kohn applied for permit for a home based business. The Board reviewed David Kohn's request for a business permit exemption of the site plan review. Crandall motioned to approve the request for exemption, Marshall seconded the motion, all voted in favor. Dagesse filled out a business permit for Kohn and Cook signed it.  
SBA has also submitted a business permit for the cell tower site. We will take it up later, as part of their site plan review.
- 4.2 Cell Tower update - please note the Special Town Meeting on April 28<sup>th</sup>, Saturday, at 2PM, concerning the cell tower lease for the Transfer station site, all should attend.
- 4.3 Sign certification for LUO and Site Plan Regulations from the results at Town Meeting. The Board members signed the certification for the updated Land Use Ordinance and the Site Plan Review regulation changes that were approved at Town Meeting. Schwartz will

give a copy of both documents to Town Clerk, Sandy Poole, for her files.

- 4.4 Jonathan Springer on behalf of Springer Law Offices and Jonathan McNeal from SAI Communications came in after receiving our letter about their Site Plan Review application and introduce themselves to the Board members. Springer did not yet have the revised plans and requested to get on the May 1<sup>st</sup> agenda for review. He will work toward getting the entire list of open action items completed prior to that meeting. He said they are are working on determining the size of the area of disturbance and will make a report with calculations next month. Marshall asked about municipal space on the tower for emergency management communications and Springer said there should be no issue with this request, as it would be placed ten feet lower than the lowest carrier point. He will contact Fire Chief Brian Moser to see what the town's emergency services might need. He said if the town buys the equipment they will give the lowest space on the tower for this use. He said a Certified Wetland Scientist has walked the site and no jurisdictional wetlands were found. The requested waiver for the balloon test is only until the application has been completed. We will then schedule the test and there will be a report after the test has been completed. He stated that if the town has specific areas they want the crew to check out and document, let us know and we will cover them. Springer said that they can make the driveway slope conform to the 12% grade in the driveway application, they are happy to do that, but they will have to disturb more of the land with cutting and filling. Springer explained to the Board the technology behind the tower. The tower will

accommodate 5 panels for 5 carriers. Another co-locating carrier would have to come to the Planning Board for a site plan review. They are going to have a hearing with the BOA seeking a variance for the tower height, which doesn't meet either the LUO or the Telecommunications Ordinance height restrictions, later this month. Chute asked if the Planning Board had an overall vision for cell tower needs in Washington. Several members felt that the proposed towers combined, should meet the needs of the town for the foreseeable future, but we have to take up any applications as they are submitted. Their Site Plan Review application will be on next month's agenda.

5.0 New Business:

- 5.1 Election of Officers. Schwartz motioned to have Cook sit as the Chair and Crandall as Vice Chair. Chute made a comment he would he would like to play a greater role on the Planning Board and when asked if he wanted to be Chair, Chute said yes. Cook asked for further discussion on Schwartz' original motion. Discussion followed. Marshall asked if Cook would like to stay on as Chair and Cook said yes, she is interested. Schwartz motioned a second time that Cook stay on as Chair, Marshall seconded the motion. Crandall asked for a voice vote and the motion passed on a voice vote. Marshall motioned that Schwartz stay on as secretary, Cook seconded the motion, all voted in favor. Schwartz motioned to have Crandall stay on as Vice Chair, Cook seconded the motion, all voted in favor.
- 5.2 2012 Planning books were given to the members present.
- 5.3 Planning Board Operating procedures. Chute wanted to

speak on a complaint he had about the procedures at the March meeting. Cook said that as far as she knew, based on the clock in the Selectmen's Office, the last meeting was not started early. Chute felt he had not been late to the last meeting. By the time he arrived, he had been replaced by an alternate and the meeting was in progress. Chute stated that he had talked to the Local Government Center about the issue and they had given him guidance. He confirmed that the clock in the Selectmen's office was 1 minute and 30 seconds fast. The clock was adjusted to the correct time. Chute made a motion that in the event of an absence, when an alternate replaces an absent member, the member will be given back their seat on arrival. After discussion, Chute retracted his motion due to the fact that no other Board member supported it. Terani commented that we need to move beyond the discussion and offered a suggestion that we review our current rules of procedure for necessary revisions, as suggested at an earlier meeting. This will result in getting something positive out of the issue. The Board agreed to review them at the next meeting.

## 6.0 Communications:

- 6.1 Copy of survey for Tim Callender, from Peter Mellen, per RSA 676:18, IV
- 6.2 Letter from concerned citizen regarding a built platform with tent (Britton property), passed to Selectmen for action. - The Selectman had Britton fill out a building permit for the application.
- 6.3 Lorman Educational training on Public Contracts, June 6<sup>th</sup>, Manchester
- 6.4 Notice from Town of Alstead, site plan review for cell tower, April 9<sup>th</sup> – Filed

- 6.5 Copy of survey for Mata from New England Forest Consultants, per RSA- Filed
- 6.6 UVLSRPC, Summary report on Housing Needs, copies- Filed
- 6.7 LGC, brochure for Local Officials workshops-Filed
- 6.8 Email from DES to remind everyone to use the newest permits for [Alteration of Terrain Bureau](#), [Subsurface Systems Bureau](#), [Wetlands Bureau](#) and the [Shoreland Program](#), DES's Land Resource Management web page is at: NH DES Land Resources Management web page at: <http://des.nh.gov/organization/divisions/water/lrm/index.htm>

7.0 Meeting date for next Planning Board meeting, May 1, 2012, at 6:30PM.

8.0 Adjournment: Marshall motioned to adjourn and Schwartz seconded the motion. Time 8:20PM

Respectfully submitted,  
Michelle Dagesse