

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES

MONDAY, JULY 2, 2007

Present: Bob Del Sesto (Chair), Valerie Starbuck (Vice-Chair), Jon McKeon (Select Board Rep.), Steve Pro (Secretary), Scott Coulborn, Elaine Blake (Alternate), and Padi Blum (Recorder/Secretary).

The meeting was called to order by the Chairman, Robert Del Sesto at 7:28 p.m.

1. Minutes - Review of the minutes of June 18, 2007

Starbuck moved to approve the minutes of June 18, 2007 as written. Pro seconded, and the motion carried unanimously (voting: Del Sesto, Starbuck, McKeon, Pro, and Blake).

2. Cingular/KJK Wireless – Application for Conditional Use Permit and Minor Site Plan Review to allow the addition of 6 panel antennas and other site development to an approved telecommunications tower located at 65 Pine Crest Drive (Map 6, Lot A22), in the village of Spofford, NH. This is in the Rural/Agricultural district.

Blake moved to accept the application as complete enough to discuss. Starbuck seconded the motion for the purpose of discussion. Discussion followed.

The Board noted the following:

- there was only one 24" x 36" set of paper plans submitted, along with several legal size print sets; the Board would request 4 full-size copy sets for working review and there must be at least one mylar and 4 identical, full-size final sets of plans submitted for final approval;
- The plans submitted did not meet drafting standards. There is no indication of lot size/acreage, no identification of the tax map and lot numbers, abutters and their parcel numbers are not shown. Plans must have the required signature blocks; and
- State and local permits were not addressed.

Pro moved to accept the application as complete contingent upon any required submissions and/or waiver requests. Blake seconded, and the motion carried unanimously.

Blake moved to open the public hearing. Pro seconded, and the motion carried unanimously.

Shannon McManus of KJK Wireless presented the application. In addition to the 6 panel antennae they would like to collocate at 140' on the newly approved cell tower to be erected on Pine Crest by Verizon Wireless, they would like to install a 12' x 20' shelter for their equipment and install a 4' x 16' concrete pad for a propane tank, and a 6' x 9' concrete pad for a future diesel back-up generator. Back-up power will initially be provided by propane, but they may wish to install a diesel generator at a later time.

The Board asked McManus if she was clear that if a generator was not on the plan during this review, the applicant would have to come before the board for approval prior to

installing the generator at a later date. McManus acknowledged that she was aware that that was the case.

The Board noted that in addition to the previously identified omissions, the following would also be contingencies for approval:

- A structural assessment would be required to show that the tower can support the weight of the additional equipment;
- The Board would like to see wind load calculations included in the assessment;
- The “Soils Sheet” that was included in the smaller set of plans that were distributed must be included in all plan sets (1 mylar and 4 full-size paper plan sets required for final approval);
- Proof that they are in compliance with FCC Regulations on Radio Frequency Exposure Guidelines, as per Zoning Ordinance Section 409.7 D 3;
- The zoning district must be identified on the plans.
- The plans must include a notation that the applicant would be responsible to make repairs to Pine Crest Drive if damaged; to restore to the same or better condition (the same as Verizon Wireless conditions); and
- The applicant must go through the complete list of required submissions and make a list of all items not submitted and/or not applicable. A request for a waiver to each item must be submitted, identifying the ordinance number the item description, and the reason that they feel they are entitled to a waiver. The Board noted that if there was a common reason, the items could be individually bulleted to identify and the common reason for requesting the waiver could follow at the end; and
- Other submissions may be required as identified prior to final approval.

McManus distributed copies of propagation maps showing Cingular’s coverage before and after the proposed collocation at this site. It was noted that it filled wide gap in current coverage. An estimated 6” – 8” GPS Antenna would be installed at the site that allows Cingular to identify the site coordinates. There would be an 8-foot chain-link fence surrounding the site with barbed wire at the top to prohibit unauthorized access to the compound.

The Board asked if the applicant was aware of the Town’s bonding requirements and any idea of the amount that would be required. The applicant indicated that she was aware of the requirement and believed she had an idea of what amount may be requested. Del Sesto noted that previous applicants had not been prepared for the amount that was required. Del Sesto suggested that McManus may want to come in during working hours to study files for other recent collocations and study the language that was required for the bonds, as that had been the major delay in final approvals in the Board’s experience. It was noted that each bond must come before the Select Board and must be reviewed and approved by the Town’s attorney.

Blake moved to continue the public hearing to the Planning Board meeting to take place in the Selectmen’s Office at 7:30 p.m. on Monday, August 6, 2007. Pro seconded the motion, and the motion carried unanimously.

The Board noted that a full review of the checklist would be in order when the hearing reconvened.

3. Old Business –

- Bernard & Claudia Wood – Boundary Line Agreement/Boundary Line Adjustment – The Board will conduct a full review of all materials at the meeting on July 16, 2007. Materials were copied for all Board members. Members are requested to review the materials prior to the July 16 meeting.

The Board decided unanimously to formally ask the Select Board (through McKeon) to act on their behalf and direct the Town's attorney to move forward with a motion for appeal if the period of appeals would expire prior to the Board's ability to meet on July 16 and request action following that meeting.

4. New Business –

Pro noted that there would be no need for a conceptual consultation he had requested on behalf of Adam and Darlene Smith. The appointment will be cancelled and removed from the July 16 Agenda.

5. Information –

- LGC Spring 2007 Publications Catalog

6. Adjournment

Starbuck moved to adjourn at 8:56 p.m. Blake seconded, and the motion carried unanimously.

Respectfully Submitted by:

Patricia L. Blum, Secretary

Approved July 16, 2007:

Robert Del Sesto, Chairman

Date