

**Lancaster Planning Board
Minutes of Meeting**

Meeting held upstairs in Town Hall

Wednesday – June 8, 2016

The meeting was called to order at 6:30 P.M., by Chairman Mark M. St. Pierre followed by the Pledge of Allegiance.

Initial Business:

Roll Call:

Regular Members:

Present: Chairman Mark M. St. Pierre, Vice Chairman Mark Frank, Selectmen's Representative Leo Enos, Andy Nadeau and Rusty Scott.

Absent: Ben Southworth and Justin Carter.

Alternate Members:

Present: Don Doolan and Penny Noyes.

Absent: Greg Westcott, Barbara Peaslee-Smith and Rick McCarten.

Others attending:

Planning/Zoning Coordinator Benjamin Gaetjens-Oleson, Darin Wipperman, Stephen Kelleher from Varsity Wireless, Mary Benkert, and Joel Sandford.

To review and approve the minutes of the May 11, 2016 meeting.

A motion was made by Mark Frank and seconded by Rusty Scott to approve the minutes as written. A vote was taken and the motion carried.

Appointments: None

Submission of Application:

Major Site Plan Review:

Case #787 - Varsity Wireless, LLC (Applicant) & Beverly J. Nash Esson (Owner) – Applicant requests approval to construct a wireless telecommunications facility consisting of a 180 foot wireless telecommunications tower and accessory equipment on Owner's land off Portland Street. Said facility will utilize an existing access off Portland Street for vehicular as well as utility access. Land zoned Agricultural. (Tax Map R17 – Lot 040 (60.15 acres), Portland Street). **Review Application for Completeness. Schedule Public Hearing.**

The application was presented by Stephen Kelleher of Varsity Wireless, LLC. He submitted blueprint sized copies of the plans originally submitted with the application and presented a PowerPoint slideshow depicting the results of the balloon test held on June 4. Paper copies of the slideshow were also presented to the Board for the record. He explained that two pictures of the same site will be shown, one of the balloon and one with a tower included displaying the general view from that location. There is also a map highlighting the areas where the tower will be visible. He stated that the Tower would be most visible from areas of North Road which is close to 1 mile away. There will be a large visible presence in the vicinity of the Cabot Motor Inn and Frank Pecze's barber shop. Visibility in other locations appears very spotty and limited, even along Reed Road and Roger's Campground

It was asked what areas of Town would be covered by the new tower. Benjamin Gaetjens-Oleson explained that the specifics of the application would be discussed at the Public Hearing after the

application was accepted as complete and Mr. Kelleher was only hear to submit the information.

Mark M. St. Pierre asked if anyone from the public had any questions or comments on the information presented. Abutter, Mary Benkert stated that the balloon test was done with leaves on the trees so the pictures do not accurately depict the year round conditions. She wanted people to keep that in mind when considering the results that were presented and they should realize that when there are no leaves on the trees the tower will be more visible. She also stated she would bring more questions and concerns to the Public Hearing

Andy Nadeau stated that the application looked very good and detailed and he had never seen one for a telecommunications tower completed this well. He commended Mr. Kelleher for the submission's quality.

Don Doolan asked if the whole parcel was leased by the applicant because according to the lease recorded at the registry of deeds it states the whole 60 plus acres is leased. Mr. Kelleher stated a lease addendum is typically executed after the project is complete to identify the specific area used. He explained Fran Parisi from his company will answer the question better during the Public Hearing. Mr. Gaetjens-Oleson stated Mr. Parisi should bring the specific lease to the Public Hearing where the conditions for tower removal upon lease expiration are listed. It was asked if the access road was exclusive for the tower. Mr. Kelleher stated it was not specific to them and could be used by other lessees of the land like the maple producer already using the property.

Mark Frank explained the RF Engineer's Affidavit may have information listed from a previous Town's submission. Mr. Kelleher stated he would ask Mr. Parisi to review it and make any relevant changes necessary and resubmit.

Mr. St. Pierre read through the submission checklist to verify appropriate submittals.

After no further discussion a motion was called for to accept the application as complete.

A motion was made by Andy Nadeau and seconded by Leo Enos to accept the application presented as complete. A vote was taken and the motion carried.

Mr. St. Pierre announced the Public Hearing is now scheduled for July 13, 2016 at 6:30 P.M. in the Town Hall on the second floor. At that time any abutter or member of the public will be allowed to state their concerns or comments.

Public Hearing(s): None

Other Business:

Commercial Building Permit(s): None

Voluntary Merger(s): None

Recent Zoning Decision(s): None

Announcement(s) & Correspondence(s):

Mr. Gaetjens-Oleson passed out the amended Planning Board Rules of Procedure that the Board had approved at the last meeting.

Mark Frank gave a brief update on the recent Planning and Zoning Conference that he attended the previous weekend.

Mr. Gaetjens-Oleson stated work on the Town's solar project is progressing well. The town crews are doing a great job getting things ready.

Mr. Gaetjens-Oleson informed the Board George "Skip" Sansoucy forwarded a letter to them concerning the cell tower proposal. He read the letter and told the Board they would have to consider it at the Public Hearing. He said he wasn't sure some of the suggestions were appropriate for the Board to act upon as they don't apply to things under the Board's regulations.

Noting that there was nothing further to come before the meeting a motion was called to

adjourn.

A motion was made by Leo Enos and seconded by Andy Nadeau to adjourn. A vote was taken and the meeting adjourned at 7:20 P.M.

Respectfully,

Sandra E. Doolan
Sandra E. Doolan – Clerk

Approved:  7/13/2016
Mark M. St. Pierre - Chairman