

CANDIA PLANNING BOARD
MINUTES of April 7, 2010
APPROVED

Present: Mary Girard, Chair; Sean James, Vice-Chair; Ginny Clifford; Albert Hall III; Joe Duarte, Board of Selectman representative; S. Komisarek, Alt; Dennis Lewis, Road Agent

Absent: Judi Lindsey

Chair Girard called the meeting to order at 7pm, immediately followed by the Pledge of Allegiance. The Board welcomed Albert Hall to the Planning Board and everyone introduced themselves.

Minutes March 17, 2010

K. Byrd **motioned** to accept the minutes of February 3, 2010 as amended. J. Duarte **seconded. All were in favor.** The following amendments were made:

- Page 1, 3rd bullet change please to pleased, 6th bullet add “additions” after towers. 7th bullet, add “Munn from SNHPC” after “Jack”.
- Page 2, 2nd bullet remove “signs are” and replace with “scientist stamp should be”, remove “will be” with “have been”. 1st bullet add “for the CTAP Grant” after “timing”

7:15 pm – Minor Site Plan Application: Raymond A. Fournier, Metro PCS Massachusetts LLC, 285 Billerica Road, Chelmsford, MA 01824 Property Owner: Robert Wayne Hoitt, 437 Patten Hill Road, Candia, N.H. 03034, Tower: American Tower, 10 Presidential Way, Woburn Ma 01801, Property Location: 437 Patten Hill Road, Candia NH 03034, Map 414 Lot 104; Intent: To collocate on existing Lattice Tower with 6 antennas, transmission lines and associated BTS cabinets. A 10' x 16' concrete pad is to be installed. Electrical work to be done as detailed on plans. All work to be done within the existing compound. Ray A Fournier & Kate Rugman from Metro PCS LLC were present along with abutters Mr. & Mrs. Ed Fowler, 302 Chester Road & Mr. & Mrs. Arthur Sanborn, 312 Chester Road.

S. James said the application review was done March 31, 2010. He said they had asked for the existing easements to be shown on the plans and requested a note with the original ZBA decision be added. S. James **motioned** to accept the application as complete. G. Clifford **seconded. All were in favor.**

R. Fournier presented the Board with updated plans showing the easements and ZBA note. He said Metro PCS is the fifth largest wireless carrier and they are seeking permission to co-locate on the existing tower. He explained that Metro PCS provides a low cost plan that is unlimited. He said they want to expand their area of coverage into Candia. The antennas are similar to what is in place now and will be located at 225' which is below the existing antennas. They plan on using the existing meter bank to tie in. Their equipment is in weatherproof cabinets and will be placed on a 10' x 16' concrete pad that they will construct all located within the existing compound. He said typically the antennas will be serviced by the technicians once to twice a month.

Chair Girard said they had received letters from the Building Inspector, Fire Department and Police Department and there were no concerns. K. Byrd confirmed that the equipment will be located within the existing compound. J. Duarte asked if the angle of the antennas will be the same as the existing ones and R. Fournier assumed they would be to provide coverage in Candia but would check. K. Byrd said there is a bond in place for removal of the existing tower and asked if they had received an answer from the Town Engineer of what the removal cost would be

today. Chair Girard said they have not received an answer back. K. Byrd asked the applicant if they had to provide removal bonds in the past and what the costs were. K. Rugman said they have provided removal bonds and typically the bonds ranged from \$2500 to \$3000 for removal of their equipment. She said they can provide a bond for removal of their equipment only. Chair Girard said they can confirm a bond cost from Stantec for removal their equipment. A. Hall said there is currently a \$7500 cash bond held in escrow for the removal of the existing tower. The Board was in agreement to make this a condition.

S. James said that the Board had received an email from Stantec regarding having the stress analysis noted on the plan. R. Fournier said they have it noted on plan A-1 and that they will provide a copy of the study.

Chair Girard asked the abutters if they had any questions. Mr. Arthur Sanborn said that in order for Metro PCS to access the tower they have to access their property and they asked the applicant to ensure that the gate at Patten Hill Road be closed and locked each time they access the tower. The applicant said they would make sure it is closed and locked.

K. Byrd **motioned** to approve the proposed collocation on the existing lattice tower at 437 Patten Hill Road with the condition a bond be posted for removal for applicant's equipment if necessary in the future. Amount to be set by Stantec Engineering in the range of \$2500 to \$3000. Conditions to be met in 30 days J. Duarte **seconded**. **All were in favor**.

Chair Girard closed the hearing for 437 Patten Hill Road.

7:45 pm – Minor Site Plan Application: Raymond A. Fournier, Metro PCS Massachusetts LLC, 285 Billerica Road, Chelmsford, MA 01824; Property Owner: Richard E. Gilbert, Irrevocable Trust, 26 Old Manchester Road, Candia, N. H.; Tower: AT & T Towers, 12555 Cingular Way. Alpharetta, GA 30004, Property Location: 26 Old Manchester Road, Candia NH 03034, Map 410 Lot 152; Intent: To collocate on existing 195' Cellular Monopole Tower with 6 antennas, transmission lines and associated BTS cabinets. A 10' x 16' concrete pad is to be installed. Electrical work to be done as detailed in plans. All work and additions will be within an existing compound. Ray A Fournier & Kate Rugman from Metro PCS LLC were present and there were no abutters present.

S. James said they reviewed the site plan and found it to be complete. They had asked the applicant to add existing easements to the plans and location of utilities to the fencing. S. James **motioned** to accept the application as complete. G. Clifford **seconded**. **All were in favor**.

Chair Girard said they had received letters from the Building Inspector, Fire Department and Police Department and the only concern was from the Fire Department. Chair Girard said that there is still an issue regarding signage and a Knox box that where never supplied with the original tower. She said it was not the applicant's responsibility but this needs to be resolved by either who owns the tower or the applicant can provide them because the Fire Department requires access into the area without destroying locks and information of who to notify in case of an emergency. K. Rugman said if these are the only action items they want to continue the hearing. R. Fournier said he found combination locks at this location and most towers across the state have combination locks not key access.

K. Byrd asked how the applicant would access the compound when their technicians go out to service the antennas. R. Fournier said there are standard industry combinations for locks for towers and the compound can easily be accessed.

R. Fournier said they were proposing the height of the antennas to be 167' which is below the existing antennas. As with the first application they will use the existing meter bank to tie in, their equipment is all weatherproof cabinets and will be placed on a 10' x 16' concrete pad they construct all located within the existing compound. Technicians will service once to twice a month. K. Rugman said they are not proposing generators at either location.

Chair Girard asked if anyone had any questions. She said the Building Inspector had mentioned an impact fee, which is arrived at by number of trips. The amount should not be very much as there are not many trips generated. The Building Inspector will assess this at the time the building permit is issued. K. Byrd suggested a removal bond for this tower as well. J. Duarte suggested having the secretary contact the Fire Chief to find out what exactly he wants for a Knox box and signage to relay back to the applicant.

K. Byrd **motioned** to approve the proposed collocation on the existing lattice tower at 26 Old Manchester Road with the condition a bond be posted for removal for applicant's equipment if necessary in the future. Amount to be set by Stantec Engineering in the range of \$2500 to \$3000. Knox box and signage issue to be resolved. Conditions to be met in 30 days S. James **seconded. All were in favor.**

Chair Girard asked when the applicant planned on starting work. R. Fournier said as soon as the plans are signed they will come in to get a building permit. Chair Girard said the Planning Board can sign their plans at the next meeting April 21, 2010 if they have met all the conditions by then. She said that Minor Site Plans do not require recording at the registry.

Other Business

Spring Zoning & Planning Conference May 8, 2010

Chair Girard asked if anyone had signed up for the conference and if anyone is interested please contact the secretary. She suggested signing up soon to get the classes they want. A. Hall and S. Komisarek were interested as well as G. Clifford.

Aerial photographing

J. Duarte said the Board of Selectmen are in favor of the aerial photographing but at this time the Board must focus on keeping the tax rate down and any additional spending would be for emergencies only.

ZRRC Subcommittee meeting/Earth Excavation

S. James reported that only a few people attended; G. Clifford and R. Snow. Chair Girard said Jack Munn from SNHPC will be attending the Planning Board meeting April 21st for the workshop on Site Plan and Subdivision Regulation proposed changes. She said they have received numerous samples of earth excavation regulations to look at. Chair Girard suggested the committee look at what Mary Pinkham-Langer CNHA Gravel Tax Appraiser for the Dept of Revenue had sent for comments on earth excavation. S. James said any of the three sample regulations he looked would be an improvement to the regulations currently in place.

The next scheduled Planning Board meeting is April 21, 2010, to be held at the Town Hall, 74 High Street.

J. Duarte **motioned** to adjourn at 7:50 pm. K. Byrd **seconded. All were in favor.**

Respectfully submitted,

Sharon Carrier, Land Use Secretary