

**CANDIA PLANNING BOARD
MINUTES of October 6, 2010
APPROVED**

Present: Mary Girard, Chair; Sean James, Vice-Chair; Judi Lindsey; Kim Byrd; Albert Hall III; Ginny Clifford; Joe Duarte, Board of Selectman representative; Amanda Soares Board of Selectman Alternate; Scott Komisarek, Alt; Diane Philbrick, Heritage Commission

Chair Girard called the meeting to order at 7:00pm, immediately followed by the Pledge of Allegiance.

Minutes August 4, 2010

K. Byrd **motioned** to accept the minutes of August 4, 2010 as amended. J. Duarte **seconded. All were in favor.** J. Lindsey abstained. The following amendments were made: Page 1, under present add "Ginny Clifford", under absent change "Judy" to Judi", 3rd page after 1st paragraph add "S. James **motioned** to close the public hearing. K. Byrd **seconded. All were in favor.**", last paragraph change "July" to "August".

Minutes September 1, 2010

J. Lindsey **motioned** to accept the minutes of September 1, 2010 as amended. S. James **seconded. All were in favor.** A. Hall and G. Clifford abstained. The following amendments were made: Page 1, under present change "Judy" to Judi", 7th paragraph "Szot" to "Lindsey".

Minutes September 15, 2010

J. Duarte **motioned** to accept the minutes of September 15, 2010 as amended. J. Lindsey **seconded. All were in favor.** K. Byrd, A. Hall and G. Clifford abstained. The following amendments were made: Page 1, under present change "Judy" to Judi", 7th paragraph comma after lands, 10th paragraph #1 to I; Page2, 2nd paragraph "environment" to "environmental", 3rd paragraph dash between "walk-ability", change "Christine Poillot" to "Kristine Pouliot", remove "have", change "stressed" to "emphasized"; 5th paragraph change "and" to "an", add "at" after "looked" and change "is" to "was"; 8th paragraph add "get" after "to". Page 3, 2nd paragraph add "was" after "plan"; 3rd paragraph add "to" after "Please".

7:15 pm – Minor Site Plan Application: Kate Rugman of Metro PCS Massachusetts LLC, 285 Billerica Road, Chelmsford, MA 01824; Property Owner: Edward H. & Barbara Cunningham, 230 Tower Hill Road, Candia, N. H.; Tower: Crown Castle 3630 Yanndon Way Suite 300 Charlotte ND 28277, Property Location: 230 Tower Hill Road, Candia NH 03034, Map 411 Lot 090; Intent: To collocate on existing 190' Cellular Monopole Tower with 6 antennas, transmission lines, associated BTS cabinet and 10' x 16' concrete pad all within the existing compound. Kate Rugman Site Acquisition Manager Metro PCS was present. Abutters were notified and none were present. Chair Girard summarized the case. K. Rugman gave an overview of Metro which is a newer carrier and co-locates as much as possible. She said Metro has already been before the Board and has collocated at 437 Tower Hill Road and 26 Old Manchester Road towers. K. Rugman said part of the application submitted was the stamped structural engineer report. She said the report shows the tower can support the additional antennas. She showed on the A-1 drawing the existing 190' tower. The drawing showed Metro PCS would be collocating 6 panels at 133' and said AT & T is at 155' and Verizon is at 161' with other various dishes. K. Rugman said they would have two cabinets and 2 batteries on a 10' concrete pad and monitored remotely 24/7.

Chair Girard said she had letters from the Building Inspector, Fire Department and Police Department and they do not have any issues.

K. Byrd wanted to clarify the tower shown on sheet C-1 is located on the lot labeled 411-90 and K. Rugman confirmed it was. She also said Metro PCS would use the same vehicle access to the tower and use on site power. K. Byrd said the town adopted a cell tower fall zone of 150% of tower height and questioned if adding new antennas would require a variance. K.

Rugman asked if any other carriers before her required a variance for this tower. Chair Girard said 26 Old Manchester Road tower was grandfathered and Metro PCS collocated and did not require a variance. Chair Girard said the original 1996 Variance for 230 Tower Hill Road tower had a condition for shared use by competitors. S. James said he had no issue as the variance was granted with collocation as a condition.

K. Byrd suggested the Town Engineer review the applicant's engineer report. Chair Girard said that Town Engineer reviews are not required for minor site plans. J. Lindsey felt the tower would be structurally fine as the tower was reviewed and stamped by a structural engineer.

K. Byrd asked how far the tower is from the PSNH tower higher up on the hill. K. Rugman said she did not specifically know. She said on C-1, if you scale it out it appears to be roughly 400' plus feet away. S. James asked where K. Byrd was headed with this. K. Byrd said he wanted to make sure the Town is not liable if the Board approves the Minor Site Plan. K. Rugman from a lawyers point said most likely the tower owners would be liable for maintenance including the engineers who stamped the drawings.

A. Hall asked about a bond. Chair Girard said the Board would require a removal bond of \$3500 which would be made a condition. J. Duarte, M. Girard, S. James and J. Lindsey had no issues with the Minor Site Plan.

J. Duarte **motioned** to accept the Minor Site Plan as presented with a condition for a bond in the amount of \$3500 for removal of their equipment. S. James **seconded**. M. Girard, S. James, J. Duarte, J. Lindsey, A. Hall, G. Clifford **were in favor**. K. Byrd **was not in favor**. Motion carried 6 to 1. Chair Girard said once the Board receives the check the plans will be signed. Rugman thanked the Board for their time.

Other Business

Agricultural Committee

D. Philbrick said the Agriculture Committee has been meeting for about a year with the intention of establishing an Agricultural Commission. D. Philbrick said the Town of Lee was the first town in NH to have an Agriculture Commission. She said the Town of Lee came to their first meeting in Candia to give advice on where to start and they said the first place to start was to look at the Master Plan. D. Philbrick said Candia's Master Plan does not talk about agriculture. The Master Plan contains wording on agriculture historically but does not talk about agriculture in terms of the present and future with concerns of sustainability.

D. Philbrick talked about the need for an Agricultural Commission where Candia's agricultural community would have a voice. She said they looked at making a subcommittee within the Heritage Commission but it became quickly obviously that people in agriculture have their own set of concerns and needs for the present and future and they do not fall under the Heritage Committee. D. Philbrick said some items on the document presented overlap into other committees such as Conservation and Heritage. She felt that in Candia Agriculture, Heritage and Conservation would work extremely well together.

D. Philbrick said people move to Candia because of the rural character, and if you do not have agriculture you do not have rural character. S. Komisarek said small farms are increasing in Candia

D. Philbrick said the Agriculture Committee used the Town of Lee's agriculture language from their Master Plan as a basis for Candia's and came up with the document presented tonight. She said they came to the Planning Board to start the process on how the document can be added to the Master Plan. She said the Master Plan is up in 2010 to be reviewed, evaluated or changed and thought this would be the time to add this to the Master Plan.

K. Byrd asked if there would be a budget and D. Philbrick said it would be minimal if any. S. Komisarek said so far it has been self funded and SNHPC has helped with surveys etc. D. Philbrick said it would be set up the same way as the Heritage Committee with 7 members and up to 7 alternates. S. Komisarek said if money is needed they could do fundraisers. D. Philbrick

said in the future there may be a need to ask for funding from the town for projects and said currently the Heritage committee has a \$400 budget that could be used as a reference point.

S. James said he was in favor but some items seem to overlap with other groups. He asked about item #7 under goals, the protection of at least 25% of the remaining undeveloped uplands within the town and thought that was unreasonable. He said prime agricultural land preservation of 50% would be reasonable for this commission. D. Philbrick said she believes item #7 is a state goal.

G. Clifford asked if a warrant article would be required to establish the commission or could the Selectmen approve the commission. D. Philbrick said they have gone to the Board of Selectmen and have received approval to place the Agriculture Commission as a warrant article on the 2011 ballot. She said they are now working on the warrant article wording.

There was discussion if the document could just be added to the Master Plan or if the entire Master Plan had to be reviewed at the same time. J. Lindsey said once a Master Plan Committee is set up and meets, the idea of an Agriculture Commission could be brought. Then the committee would decide if they want to add it to the Master Plan. J. Lindsey said she was in favor of the idea and would like to see agriculture have a voice.

A. Hall asked if agriculture and farm were interchangeable. D. Philbrick said the future of agriculture would be anyone's back yard that can sustain agriculture.

J. Duarte suggested the document be reviewed and proof read by the Town Attorney. He said legal council could review the document and give comments and to make sure it does not conflict with what is currently in the Master Plan. It was suggested to send the document to SNHPC for review to save money. The Board was in favor of sending the document to Jack Munn at SNHPC to see if he could review it. D. Philbrick said perhaps the town attorney can tell if the Board has the authority to add an addendum as it is not a revision to the Master Plan.

G. Clifford asked about best management practices for farms. S. Komisarek said under Goals #5 of the proposal it talks about using smart managed residential and commercial growth. D. Philbrick said with an Agriculture Commission these types of issues can be avoided.

J. Duarte **motioned** to send the agriculture document to town counsel for review. A. Hall revised motion to say send the agriculture document to SNHPC for review. A. Hall **seconded. All were in favor.**

Raymond Roundtable Meeting

J. Lindsey said she attended the Planning Board Roundtable Meeting in Raymond recently. She said there were 13 people from different towns present. She said the meeting was productive and they talked about common issues and common concerns. Raymond expressed gratitude to towns that attended and talked about having another meeting. The Raymond Board asked if Candia may want to host the next meeting. Local towns will be invited to see what is happening regarding projects and concerns. The Board was in agreement to host a meeting. J. Lindsey said the Board could host the meeting at one of the Planning Board meetings and maybe provide some snacks like the Town of Raymond provided.

J. Lindsey **motioned** to cancel the October 20, 2010 Planning Board meeting due to conflict with Law Lectures and lack of applications. S. James **seconded. All were in favor.**

The next scheduled Planning Board meeting is November 3, 2010.

S. James **motioned** to adjourn at 8:15pm. J. Duarte **seconded. All were in favor.**

Respectfully submitted
Sharon Robichaud
Land Use Secretary