

ATKINSON PLANNING BOARD
Atkinson, New Hampshire
Regular Meeting
Wednesday February 20, 2013

Present: Sue Killam, Chairman; Regular Members: Tim Dziechowski, Mike Turell, John Wolters, Scott Simons, Ted Stewart

Ms. Killam called the meeting to order at: 7:41 p.m.

Minutes

Minutes of February 6, 2013

Mike made the motion to approve the minutes as presented. John seconded the motion and the Board voted unanimously in favor

RCP Update - Julie advised the board that the MS-4 permit draft was issued. Julie advised the board that there is going to be a workshop regarding the MS-4 and that the board as well as the town should think about sending representatives. There would be a series of three meetings one on March 7, is to be held in Exeter, March 13 is to be held in Dover. There is a public hearing and that is on March 13.

Correspondence

Incoming -formal letter from DES, Mike Wimsatt. A letter from DES to EPA re: New Hampshire Dioxane solutions. The town of Atkinson is at the top of the list for DES. There are flyers in the foyer of the town hall if anybody is interested.
 -RCP -has procured a small amount of funding to help with MS-4 permits
 -a resignation letter from the recording secretary Patty Power that is giving the board two months notice due to family reasons.

Outgoing - none

Sue let the audience know that our Aaron LaChance, Town Engineer of Stan-Tec and Julie LaBranche, of the Rockingham Planning Commission were present.

Public hearing 7:51

Sue had the board introduce themselves

Application for amendment to site plan submitted by SAI communications for AT&T Mobility and American Tower LP, to allow addition of three panel antennae on the existing tower located at 73 Route 111, Map 20 lot 35-1A in the Commercial/Industrial zone

Sue introduced Mrs. Busby the tower lease owner. The tower site is labeled number 73 for E-911 purposes.

Sue read list of abutters and the following were present

Town of Atkinson

Mary Reade and Matt McQuaid both representing SAI Communications

Sue reviewed the "shot clock" process and where the application was in the process. The paperwork came in requesting the change on November 28th, it did not bear the actual signature of the landowner and the paperwork did not come together until December 26, 2012. Sue stated that we have to follow the strict guidelines of Federal Telecommunications Act and since the paperwork was not completed until December 26 that is the date that the clock starts. For co- locations we have up to 90 days to render a written decision.

Mr. McQuaid stated that AT&T were looking to update for 4G service and updating the three panels along with ancillary equipment, 2 DC cables and a fiber-optic cable. Inside the existing shed. Sue asked Mr. McQuaid what other carriers were located on the tower as she went back 13 years of looking at different activity. Mr. McQuaid stated that Cingular is now AT&T and are located at the top; the two below are T-Mobile and either Sprint or

Verizon as well. Mr. McQuaid was asked what radius of coverage? 2 to 3 miles depending on hills and the terrain. The reason for the site plan application is that the company needs to add the antennas and that Sprint is just swapping out their equipment which only requires the building permit. Mr. McQuaid was asked if structurally the tower can handle the upgrade to which it was affirmatively answered. Mr. McQuaid stated that the new antennae are approximately 2 feet longer than the old ones. The life expectancy of use is 13+ years. Changing technology is the reason why they are changed out sooner. Mr. McQuaid stated that every update they check for structural load and everything has to be labeled and accounted for.

Aaron LaChance of Stantec handed out a letter dated February 5, 2013 reviewing the application as the town's consulting engineer. He feels that the application is complete enough to take under jurisdiction. Aaron stated due to the shot clock they added recommendations which they usually do not do. He did this to help streamline the process. Aaron reviewed the letter. In bullet number two, he states keeping in mind town of Atkinson's site plan regulations, he feels that a waiver request would be given in writing to the Board to be in compliance. Bullet number three in regards to noise, Aaron would feel more comfortable if the noise load calculation was added to the plans. The final recommendation is that a statement of intent with information as required per 610:1(SDPR), which is relatively simple.

The items that Aaron feels that the board should consider when moving forward in the process would be financial sureties for abandoned towers. Sue would like to double check; she believes that there is a \$25,000 removal bond. The tower owner is responsible for this. Aaron suggests that because of inflation the removal bond be recalculated. That all engineered plans will need a PE stamp. He would also like to see the calculations for adequacy of the foundation to support the additional loading. Mr. McQuaid will reach out to American Tower for load calculations. Finally the address of the site must be revised and be relabeled as 73 Route 111 per the fire departments request. Aaron wanted to let Mr. McQuaid know that it was just a completeness review of the application and is not a thorough review of the application.

Mike made a motion to take the application under jurisdiction for a wireless communication facility upgrade on Tax map 20 Lot 35 – 1A in the commercial industrial zone. Ted second the motion the board voted unanimously in favor.

Sue asked Mrs. Busby if she had any questions or concerns. Mrs. Busby asked Mr. McQuaid if he represented American Tower. Mrs. Busby would like the names and contacts for American Tower as she would like to check to see if the upgrades are within the lease agreement.

Sue asked Mr. McQuaid if she could get a new set Mylar's so that when she goes to the registry she has everything she needs. Mr. McQuaid asked how many Sue would need. Sue stated at least six paper sets and Mylar's as she gives a set the police, fire and any other offices that need the information. Sue suggested Mr. McQuaid go to the Rockingham Registry of Deeds website for what would actually be needed. Sue mentioned that sometimes site plan amendments are not recorded but was unsure if co- locations needed to be recorded.

Mike made a motion to continue the site plan amendment to March 20, 2013 Planning Board meeting. Ted second the motion. The board voted unanimously in favor.

Discussion

Tim wanted to ask Aaron a question on soil based lot size logarithms and he wanted to know if site specific is better than soil based mapping. Most communities have gone to site specific. Discussion on which table and chart to use. Discussion on HISS mapping (1991) and SSSNE 2003. Discussion that the board would have to hold a public hearing after the ballot and the board would have to pick methodology to amend the site plan subdivision regulations. Aaron offered his help if anyone had any more questions or concerns. The board discussed the difference in the charts between HISS mapping and SSNE 2003. The fact brought up in the discussion was that Atkinson is naturally divided by two watersheds. The board discussed with Aaron the three ways to use soil based lot sizing: Scenic Vistas and Workforce Housing and Conservation Subdivisions. The ballot is on March 12, 2013. Aaron borrowed some of Sue's files on the communication tower to copy and review for the application.

Master Plan

Julie passed out a master plan to do list to the board. Julie wanted to try and get a schedule/timeframe for going over the rest of master plan. Scott and Julie compiled the information about the survey responses into three-page report of high and low results. And she would like to know how the board would like to proceed with putting the

information into the master plan. Which information the board feels should be added to the chapter as well as the website. And what information the board would like in the future land use chapter. Tim mentioned to Julie that the Board had reviewed town owned properties and that the board had only reviewed half of the list and that it should be mentioned in the chapter. Sue mentioned to Julie that the list is in Excel format and would be relatively easy to manipulate and add to the chapter. Julie mentioned in the "Other" section that the board would need to execute a contract extension with RPC. Julie suggested that Sue email the request and that should suffice. The board discussed the next few meetings and what needed to be done. Julie just wanted to let the board know she would not be available for the workshop of April 3 or June 5. Julie gave a brief summary of how she would handle adding information from the survey into the existing chapters. She would take the Board's recommendations and notes and make little narrative paragraphs for each of the chapters. She feels that starting fresh would make more sense than using the old 1995 information and trying to reword it to fit the new information. This would streamline and bring the information up-to-date for Future Land Use chapter.

Julie handed out responses to questions number #8,#9 and #19. Julie suggests that the board take a moment to review the different comments and see if there are any recurring themes that the Board is seeing. Scott feels that maybe the comments should be put up on the website so people can see the responses they wrote. Julie asked the Board if they would like the results on the website with the help of Todd. Discussion on the email list taken from the survey night. Julie will send to Tim and Sue as she put it into an Excel spreadsheet format. Julie will email Sue workshop updates and/lists schedules along with summaries of the next few meetings.

Sue asked if there were any new legislations that the Board should be concerned about. Rockingham Planning Commission has a list of legislation and Julie will forward it over to Sue.

Ted made a motion to adjourn the meeting. Mike seconded the motion and the Board voted in favor to adjourn.

The Planning Board meeting was adjourned at 8:53 p.m.

Respectfully submitted by Patty Power