

Woodstock Planning Board Meeting 01.14.2019

Meeting called to order: 6:30 PM by Bonnie Ham (Chair)

APPROVED

Prior to the roll call of attendance Scott Rice submitted his resignation from the Planning Board since he has been appointed to the Board of Selectmen. He will now be the Selectmen's Representative to the Planning Board. Pat motioned, and Margaret seconded to accept Scott's resignation. Scott abstained; all other members present voted yes.

Pat motioned and Margaret seconded to accept Mike Donahue, alternate, as a sitting member of the Board for the evening. Mike abstained; all other members present voted yes.

Roll Call attendance by Chair: Present (*):

Regular Members: Bonnie Ham, Chair*, Scott Rice*(Selectman Representative), Pat Griffin (Vice-Chair*), Paul Carolan, Jeff Ingalls*, Margaret Aranyosi*. Alternate: Mike Donahue*

Public: Bob and Lillian Viveiros, Aaron Fadden, Bill & Sally Waterhouse, Steve Welch, Martha & Dave Talbot-hearing; Marlon DePaz- expert for Vertex, Tom Johnson-Engineer for Vertex, Frank Parisi- Attorney and Spokesperson for Vertex; Chad Morris-abutter.

Hearing for Vertex LLC Communication Tower: Map 208 Lot 007-000-000-00000; 33 Harley Mountain Road: Hearing called to order at 6:32 pm. Jeff Ingalls as an abutter recused himself. Frank Parisi, Attorney for Vertex LLC introduced himself and conducted a slide presentation on the placement and construction of the communication tower. He noted that Vertex builds the infrastructure and contracts out space on the tower to communication companies. The coverage area for cellular communications will be along Rt. 112 from the bottom of the hill up to Lost River Gorge, and a short distance on Rt. 118. This will cover approximately 12 sq. miles. The balloon demonstration, held on Sunday, Jan. 13 (rather than Jan. 8 due to weather conditions), had the balloon at approximately 180 ft. and the string of the balloon at 170'. Due to wind currents the balloon did bob around. Vertex is looking for approval of the tower plus waivers for height, height elevation above trees, and a variation for setback requirements from property lines and residential dwellings. They are also asking for a waiver from the requirement that all structures be removed and the site be reclaimed to its original condition. Bonnie commented that to consider granting approval of the tower there are several criteria to consider: 1. Is it needed; 2. Is there another alternative; 3. Is this the least intrusive option. She stated that the ordinance was created to maximize the use of each communication tower. Mr. Parisi stated that Vertex had been in contact with the US Forestry Service for about 4 years and also with the Society for the Protection of NH Forests. Neither was interested in allowing tower construction.

Bonnie then called for public comment. There were several questions concerning the looks of the tower, whether it will improve cell communications and what is the exact area that will be covered. There was also some concern about the impacted views for an abutting residence plus the impact upon scenic views looking East from the height of land on Rte. 112. Mr. Parisi stated that they had been in communication with the abutter and were looking for ways to mitigate the impact including the possibility of moving the tower to align it with a large tree. Also, since the tower is not directly in line with Rt. 112, the impact on scenic views would be minimal. During the discussion Mr. Parisi agreed that there would be cost sharing of existing (in-place) utilities and future road maintenance with the abutters. The general consensus from the public present was that the increase in cell phone service would be beneficial for both residents and visitors. The Board also had questions on the providing of public service antennas on the top of the tower for communication for public safety.

Height waiver on tower from 100 ft. to 175 ft (185 ft. with public service antennas) due to terrain. Scott motioned and Pat seconded to grant the waiver. Jeff was recused; all other members present voted yes.

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Height waiver on tower elevation above trees to more than 20 ft. due to terrain. Scott motioned and Pat seconded to grant the waiver. Jeff was recused; all other members present voted yes.

Setback waiver from 5x the tower height to residential dwellings and 2x the tower height to property lines. Scott motioned and Pat seconded to grant the waiver. Jeff was recused; all other members present voted yes.

Waiver from restoration to original site condition. Mr. Parisi stated that large trees had to be removed for the construction of the tower, and it would be impossible to replicate the trees currently in place but Vertex would restore the site to as close to natural conditions as reasonable. There was also some discussion as to whether this was a landowner decision as tower space is being leased. Mr. Parisi stated that the lease was for 50 years. Pat motioned that a waiver be granted that Vertex restore the site to as close to natural conditions as reasonable, and Margaret seconded to grant the waiver. Jeff was recused; Mike voted no; all other members present voted yes.

Waiver on removal of structures. There was discussion on what constituted above ground, below ground and grade level. Vertex will remove all structures that are above ground i.e. fencing, tower itself, any metal that stands above grade level. The concrete pad and gravel would remain as this is considered grade level. Underground utility conduits would also remain. Scott motioned and Bonnie seconded to grant the waiver. Jeff was recused; Pat and Mike voted no; all other members present voted yes.

Pat asked about the placement of antennas on the top of tower for free public service usage. The space for placement of the antennas would be at no cost. However, there would be a requirement for a lease agreement. At this time, Scott motioned and Mike seconded that the board approve the Communication Tower project with the waivers as agreed upon and the requirement that free public safety space be provided subject to entering into a standard lease agreement. Jeff was recused; all members present voted yes.

Hearing ended at 8:10 pm. Jeff rejoined the board.

Minutes of December 10, 2018

Pat motioned, and Scott seconded to approve the minutes of December 10, 2018 as written. Mike abstained; all other members present voted yes.

Communications:

Town and City magazines were distributed to members.

There was notification of a Wetlands application for a driveway for Bull Moose Road. Map 104 Lot 032-000-000-0000. This was for information only.

Report of officers and committees:

Conservation Commission: No report.

Selectman's Report: No report.

Unfinished Business:

The discussion on Solar Energy will be placed on the February meeting agenda.

The Law Books have been received by NC Council and will be delivered to the Town office. The secretary will notify members when the books arrive.

New Business:

FEMA Watershed Information will be placed on the February agenda. Pat questioned why the planning board should be involved with FEMA since the Town has a Floodplain ordinance. It was explained that this is part of the scope of the Planning Board.

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Calendar of Events:

There will be 3 positions open on the ballot for the Planning Board. Two members, Pat Griffin and Paul Carolan, are up for re-election to 3-year terms and due to the resignation of Scott there will be a 1-year term available. Sign-ups to run for office are from Jan. 23 through Feb. 1.

Pat motioned, and Jeff seconded to adjourn at 8: 20 pm. All members in favor.

Next regular meeting date: 02.11.2019 at 6:30 pm.

Respectfully submitted,
Judy Boyle, Secretary