

**Planning Board
Meeting Minutes of May 21, 2014**

Present: Michael Fitzgerald, Chair (MF)
Judy Haupt (JH)
Ken Miller (KM)
Lauren Preston-Wells (LPW)
Alan Rice (AR)

Absent: Brittany Martin, Scribe

Guests: Sheila Dennis
Christopher Gray
Arnold Jones

The meeting is called to order at 7:55pm.

1. Board reviews mail. Included is a piece from Salem, MA with an amendment to that Town's bylaws regarding its planning board's associate member position.
2. MF points out that, apparently, there is no Town law – or if there is, it can't be located – about the Planning Board having an associate member. The Board can rectify this, but only through the process of a public hearing, followed by a vote at annual town meeting. The issue could be piggybacked onto a public hearing in progress, such as the senior housing bylaw.
3. Board reviews the 5-7-14 meeting minutes. KM moves to accept, as is. JH seconds. All vote in favor.
4. Old business. The Board briefly discusses the recently canceled FRCOG Council/Franklin Regional Planning Board meeting with representatives of Kinder Morgan, regarding the proposed pipeline for Franklin County. There is no word on when/where the meeting is to be re-scheduled.
5. Board discusses the recent special permit application by Industrial Tower & Wireless, for the installation of a 150-foot tall cell tower at 1450 Spruce Corner Rd.
 - a. Public Hearing has been scheduled for June 12, 7:00, at Town Hall.
 - b. The Board will be considering coverage maps included in the application. It is noted that the Town does not have a comprehensive plan showing potential cell coverage for different elevations and areas of Town.
 - c. MF notes that the proposed tower location is towards the southwest edge of Town; the coverage map in the application shows an area covering about a third of the Town.
 - d. LPW notes that – at a tower height of 150 feet – a portion of coverage extends into neighboring Plainfield – directly to the west, and north of Rte. 116. Another map in the submittal showing coverage at a 120-foot tower height shows less coverage into Plainfield. Should the Board be considering this in its discussion?
 - e. MF suggests contacting/interviewing three consultants with expertise in RF (radio frequency), and selecting one who would be able to verify the applicant's coverage maps in the submittals, as well as help the Board better understand coverage in Town, possibly create a coverage plan that can assist with planning. MF to make contact with three consultants.

- f. Discussion ensues about being able to take a defensible position on tower height. MF notes that the Town has a creative and unusually restrictive telecommunications facilities bylaw. KM brings up the question of whether legal counsel would be necessary.
- g. MF notes that the Board will need a revised vote sheet for the hearing. AR to create and bring to next meeting.
- h. LPW will ask the applicant for overlay transparent coverage map sheets, to better comprehend coverage, and for a map that shows house sites (such as what is found on USGS maps).
- i. KM notes a concern that, in the application, the applicant has not given a reason in writing for wanting to install a tower of 150 feet in height.
- j. LPW asks question about including requirements in permitting for abandonment, as well as demolition of the tower.

Meeting adjourns at 9:29 pm.

Respectfully submitted,

Alan Rice, Clerk