

**Planning Board
Meeting Minutes of May 7, 2014**

Present: Michael Fitzgerald, Chair (MF)
Ken Miller (KM)
Alan Rice (AR)

Absent: Sarah Holbrook (SH)
Lauren Preston-Wells
Brittany Martin, Scribe

Guests: John Champ, Industrial Tower & Wireless (JC)
Brian Clark
Jody Hall (JH)
Arnold Jones
Anne Madocks
Bill Perlman (BP)
Mary Snow

The meeting is called to order at 7:25pm.

1. As required at the first Board meeting after Annual Town Meeting, nominations are made for the position of Chair, and for the position of Clerk.
 - a. AR nominates MF for Chair; KM seconds. All vote in favor.
 - b. KM nominates AR for Clerk; MF seconds. All vote in favor.
2. Board reviews mail.
3. Board reviews old business.
 - a. KM reminds Board he sent out information – for review – pertaining to MA state bill H.1859, relative to municipal zoning. If passed, this bill could potentially have impacts on certain aspects of zoning in Ashfield; the Board will need to be prepared to address these possible changes;
 - b. KM reminds Board of notice he sent out, regarding upcoming joint meeting of the FRCOG Council and Franklin Regional Planning Board (of which KM is the representative from this Board) with representatives of Kinder Morgan Energy, regarding the proposed pipeline for Franklin County. The meeting will take place on May 15, 7:00pm, at the J.W. Olver Transit Center, in Greenfield. Space is very limited. KM will be attending.
4. Board reviews application submittal for a special permit: the construction of a 150-foot tall cell tower, on property owned by Leonard Roberts, 1450 Spruce Corner Road. JC walks the Board through the application, including description of the facility.
 - a. 150-foot tall tower, to replace existing 110-foot tower in approximately the same location; compound is 100' x 100'; tower is designed to accommodate five wireless carriers; two 12' x 26' carrier equipment shelters; three 3' x 3' weatherproof cabinets;
 - b. Application includes filing fee, abutters list, plan sheets and details, photos of similar or like facilities, list of telecommunications facilities in abutting towns, determinations from FAA and massDOT (Aeronautics Division), coverage map for a tower at the proposed 150-foot height, and view line maps;

- c. Applicant has included coverage maps of cell towers in abutting towns, as well as comparison coverage maps for tower heights of 80', 120' and 170';
 - d. MF requests from the applicant that topography on Sheet 3 – Proposed Site Plan be more detailed, or another sheet be provided showing more topographical detail;
 - e. MF requests that, as a required part of the application, the applicant submit a report from a licensed landscape architect or licensed engineer that complies with Ashfield Zoning Bylaws (AZB) Section VI.3.b.i.-iv.; some discussion ensues on the legitimacy of this requirement; JC agrees to submit report;
 - f. Board verifies with the applicant information on sequence of events related to scheduling the public hearing and proper posting of the hearing;
 - g. AR requests that, as a required part of the application, the applicant submit responses to AZB Section VII.H.1-7; JC is reminded of a discussion of this requirement at a previous meeting and agrees to submit responses;
 - h. KM asks question about potential subsequent cell tower proposals submitted to the Board; if another cell tower application is submitted after this one that shows better coverage than this submittal, what happens? MF suggests that the Board could make a request for consultation with an expert in radio frequencies to explore and better understand potential for wireless coverage in the Town; BP shares that FRCOG has used Gary Cromack, of Cromack Industries, for this kind of work for emergency communication systems, and that he may be an appropriate contact for this type of work;
 - i. AR moves to accept the special permit application submittal, with the following three conditions to be met by the applicant prior to the public hearing: 1) applicant submits a revised or additional map showing more detailed topography; 2) applicant submits report from a licensed landscape architect/engineer that meets requirements of AZB Section VI.3.b.i.-iv.; 3) applicant submits responses that meet requirements of AZB Section VII.H.1-7; MF seconds motion; all vote in favor;
 - j. Tentative date for public hearing is Thursday June 12, 7:00pm, at Town Hall; MF will contact all Board members (particularly absent members) to confirm that the required quorum for a public hearing will be available;
 - k. JC to provide four sets of revised plan sheets;
 - l. KM requests additional discussion and review of proposal; MF agrees, as other members are not present and will need to review the submittal;
 - m. MF iterates the discussion of possible coverage studies needed.
5. MF informs Board of discussion he held with SH prior to the start of the meeting tonight. As part of her recovery from a medical condition SH feels the need to step off the Board – a decision she accepts grudgingly, but feels is the appropriate course of action. She wishes to revisit serving on the Board at next year's caucus. MF will spearhead the search for a replacement – preferably a former member who is experienced with the workings of the Board. Before serving the replacement member will need to be appointed by the Select Board.
6. Board hears statement regarding the Town steeple wireless antenna proposal, from JH.
- a. JH wishes these minutes to reflect a discrepancy in a statement made by Christopher Gray (CG) at a special meeting on March 20, 2014 to that of actions taken at the Historical Commission meeting on January 27, 2014, at which Mr. Gray was present.
 - b. At that Historical Commission meeting CG stated the antennas would be temporary (about four years) until Wired West can install its system. The Commission hesitated to give its approval without first knowing and understanding the type of antenna to be used. After certain points were made the Commission changed its decision from a

general approval, to a conditional approval – the condition being that CG needed to provide a test service of the antenna to be used, to ensure its applicability.

- c. JH states that this conditional approval was not mentioned at the special meeting on March 20. At that meeting CG stated only that the Historical Commission gave its general approval.

Meeting adjourns at 9:05 pm.

Respectfully submitted,

Alan Rice, Clerk