

GROTON PLANNING BOARD

October 26, 2011

Meeting convened at 7:10 pm.

Present: Deb Johnson, Russ Carruth, Celine Richer, Chair Steve (Slim) Spafford, Jenny Burnett, Alternate Sharon Nelson, Select Board liaison Miles Sinclair

In attendance: Brian Allen, US Cellular, Russ Putnam, Manager of towers for SBA, Mr. Phipps of NHEC, and Jennifer McCourt, subcontractor for NHEC project, Jiri Hijek of Groton's ZBA

Minutes of 9/28 were read. Two typographical errors were found. Minutes were approved as corrected.

First on agenda was Site Plan Review Public Hearing for US Cellular. Hearing opened at 7:20 pm. Brian Allen submitted application stating US Cellular wants to put a ten foot extension on existing tower and place a self-contained shelter on this SBA site. Chair examined materials submitted with application. All towns that can view the tower are considered abutters and were notified. Check was included to cover expenses. Also attached was a letter from SBA Regional Site Manager describing and accepting access to site by ATVs. Mr. Allen told us that US Cellular sites are visited quarterly for maintenance. Mr. Putnam said that the owner of Tenney Mt. might improve the access road, but even if he doesn't, SBA has an easement and can and will access site even without access road improvement. Mr. Phipps interjected that his NHEC people need to access the site as well. Deb asked if the process of accessing that site could possibly cause erosion and damage to the condos there. Mr. Putnam emphatically replied "No". Ms. McCourt interjected that there is no fencing surrounding the SBA site. NHEC made use of temporary movable fencing in the process of construction on same site. Miles urged us to return to the question "Is this application complete?" Mr. Allen feels his application is complete, but Deb expressed concern that future applicants would see this applicant's excessive use of NA (not applicable) in answering checklist questions and they'd wonder "How come?" Chair read through checklist questions answered with NA, marking those which board would like more information about. In addition, the Board wants Mr. Allen to come back with a new map showing the 100 by 72 foot leased area, tax map lot number and signature blocks with seven lines on all copies of his plan. Mr. Allen said he did not believe a mylar copy was required by the county, but Chair told him we want one. Slim will call County Clerk's office to determine mylar requirement. Deb made motion to approve application as complete, conditionally, dependent upon items discussed. Celine 2nd. All voted in favor. Continuing with hearing, Chair asked if anyone had more questions. No one had any so Celine moved to approve the project, conditional upon Mr. Allen's complying with board's requests. Sherry 2nd and all approved. Miles reported that he and Selectman Kyle Andrews visited the SBA site atop Tenny Mt. He confirmed that the gallon jugs seen there were half full of water, used for mixing concrete for the footings of the NHEC structure. He and Kyle saw no issues that concerned the town. Miles moved to close the hearing. Celine 2nd. All approved. Deb suggested that we revise our checklist for Site Plan Review and allow a line in each section for comment.

Old Business

Lot Line Adjustment for May/Cole still waiting for May's signature

Ethier Excavation- It has been more than thirty days since letter was sent to Mr. Ethier telling him to cease excavating until he gets permit. Chair will consult with Mary Pinkham-Langer.

Newfound Lake Region Association notified us that more money has been received in order to give continued guidance to area towns.

Russ introduced Dave Labear and made a motion to nominate Dave to fill Steve Lindsey's position. Celine 2nd. All wholeheartedly approved.

Motion to adjourn at 9:35 pm met no opposition.

Sharon Nelson
Clerk