



Town of Gilmanton, New Hampshire
Gilmanton Planning Board
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Michael Jean, Chair
Gary Anderson, Vice Chair
Gabriel Jerome, Member
Roy Buttrick, Member
Brett Currier, Member
Marshall Bishop, Selectmen Rep
Michael Wilson, Alt. Selectmen Rep
Nic Peterson, Alt. Member
Dustin Milliken, Alt. Member
Mark Fougere, Certified Planner
Bre Daigneault Planning Admin

APPROVED

Minutes of March 14, 2019

Roll Call

Chairman Michael Jean called the meeting to order at 7:00 p.m., Member Roy Buttrick, Chairman Michael Jean, Member Brett Currier, Member Gabriel Jerome, Certified Planner Mark Fougere, and Planning Administrator Bre Daigneault were present at this meeting. Seven members of the public were present.

Chairman Michael Jean took a moment to welcome new member Brett Currier to the Board and congratulate Member Roy Buttrick on re-election to the Board.

Minutes-

Chairman Jean tabled the minutes of February 14, 2019 until the April meeting as only 3 members in attendance were present at that meeting.

Applications

New-

PB Case #SUBMIN2019-501: Property owner Northern New England Council of the Assemblies of God (AKA: Living World Assembly of God) directed by Rev. Larry Olin, have applied for a Minor Subdivision to their property located at 729 Stage Road in Gilmanton, NH, known as Tax Map 417 & Lot 45. The property currently consists of 19.49 acres in the Rural zone. The proposal will divide two residential lots from the original lot. Proposed lot 1 would consist of 2.07 acres with 200' of road frontage and proposed lot 2 would consist of 2.07 acres with 200' of road frontage. This would reduce the original residential lot to 15.35 acres with 451.31' of road frontage. Northern New England Council of the Assemblies of God is represented by Paul Zuzgo of Prospect Mountain Survey.

Chairman Jean opened case # SUBMIN2019-501. Surveyor Paul Zuzgo introduced himself as the representative to the Church (*Northern NE Council Assemblies of God*). They are proposing a 3 lot subdivision, creating two 2 acre lots in the N.E. corner and leaving the church with 15.3 acres. He is requesting 2 waivers. The first to require surveying of the whole piece. The Church has been surveyed prior. The second for topography of the entire lot. He is also requesting a waiver for test pits as the land is all sand, there are no wetlands. Chairman Jean verified his waiver request was for the survey of the whole lot and also included a waiver for the topo of the whole lot. Planner Mark Fougere stated those are standard waiver requests. Member Roy Buttrick pointed out Mr. Zuzgo had requested four waivers. Mr. Zuzgo clarified he was requesting a total of four waivers:

1. Showing the location of the buildings, as they have not been proposed yet
2. For the survey of the entire lot
3. For the topo of the entire lot
4. Wetlands, there are not any on the proposed lots

Member Roy Buttrick made the motion to accept the application. Member Brett Currier seconded. **Motion Passed 4-0**

Chairman Jean opened the discussion to the public. No abutters were present.

Planner Fougere commented he would recommend accepting the waivers and would require receipt of State subdivision approval, proper lot numbers be added to the plan, and driveway permits would be required at time of building permits.

Member Buttrick made the motion to approve the four waivers as requested. Member Currier seconded. **Motion passed 4-0**

Mr. Zuzgo inquired if the waivers need to be listed on the plan. Board members found this agreeable.

Member Buttrick made the motion to approve the subdivision with the recommendations of Planner Fougere. Member Currier seconded. **Motion passed 4-0**

Continued from February 14, 2019-

PB Case WT2019-601: Applicant Industrial Tower & Wireless, LLC have applied for a Wireless Telecommunications Facilities in which they seek approval to place a 140 ft. communications tower on the property of Paul A. & Marlene L. Osborne having a mailing address of PO Box 495, Gilmanton, NH. Said property is located on Tax Map 414 Lot 009 having a physical address of 53 Seibel Road, Gilmanton, N.H. and consists of 31.7 acres in the Rural zoning district. Access to the proposed site will be via Howard Road. Land Agent representing this case is Fieldstone Land Consultants, PLLC.

Chairman Michael Jean opened Planning Board Case #WT2019-601. Kevin Fadden, representative for Industrial Communications (ITW) introduced members of the ITW staff who were present, Kevin Delaney and Rick Voci, property owners Paul and Marlene Osborne, and direct abutter to the project Reuben Bassett. Mr. Fadden stated the balloon test was completed on the rain date of March 9th. Mr. Fadden had updated the plan with the road improvement detail, erosion control, and culverts. The plan was submitted and to Mr. Fadden's understanding the town road agent, Paul Perkins, has reviewed the road upgrades and is satisfied with the proposed plans of the class VI road. They are proposing to widen Howard Rd (*a portion of the class VI road*) from 8' to 12' with underground utilities. The bonding amount for road improvements have been submitted. Member Brett Currier stated he is a new member to the Board but is familiar with this application and has been following this (*case*) along. Chair Jean inquired about the location of the gate. Mr. Fadden confirmed the gate would not block access to Howard Rd. Mr. Fadden proceeded to explain the process of the balloon test and the photo sims. The balloon was viewed and pictures were taken from locations throughout town. It was only seen clearly from one location above the trees, which was on Meeting House Rd, which is approximately $\frac{3}{4}$ of a mile away. The site is surveyed and the balloon is flown at the exact spot the tower will be. Mr. Fadden stated they had focused closely on the direct neighborhood surrounding the proposed site. They had walked abutting property with the owner, Mr. Reuben Bassett. There was a place on his land where the balloon could be seen through the woods. Chairman Jean stated the Board had received a letter of support from an abutter at 923 NH Rte. 140 (Rodney & Karen Holland). Chair Jean opened the meeting for public comment. Resident Reuben Bassett of 48 Howard Rd, asked of ITW if the method and equipment used for the balloon test was typical. Mr. Fadden stated this is an industry standard which they have used for years. It is typical in the industry. Mr. Bassett inquired if there was a process in place if the balloon test proved not to be accurate once the tower was in place. Mr. Fadden could guarantee the balloon was indeed flown at 140', they measure by tape and by meter, and he feels confident

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the balloon represents an accurate representation of the tower. Mr. Bassett asked the same of the Planning Board- what repercussions would there be. Chair Jean and Member Buttrick agreed this was an industry standard and they have both seen this done throughout the State. Mr. Bassett inquired what the repercussions would be if it wasn't (accurate). Member Carrier didn't believe there could be, it would be difficult to prove the exact locations and angles of the photos. Planner Fougere stated if there was fraudulent information provided to the Board, there is recourse to hold a hearing and revoke the site plan. Mr. Fadden reiterated Fieldstone Surveys went to the site the day before the flight and surveyed the exact location of the tower. There was a brief discussion of the size of the arrays and cells. The setback of the tower location is at the required 175' from boundary lines. Mr. Bassett inquired if the Conservation Commission had been made aware of the location as it abuts conservation land. Clerk Daigneault acknowledged the Conservation Commission has reviewed the location of the proposed tower and does not have a concern. Mr. Bassett was more pleased with the balloon test than he thought he would be however he would request the Board take into consideration the tower placement meeting the minimum setback requirement from his property line. Chair Jean stated the setbacks are being met, they cannot require greater setbacks. Member Buttrick commented if the tower is moved further from Howard Rd. it would be on higher topo and be much more visible. Member Carrier suggested a no cut buffer bordering Mr. Bassett's property line. Property owners Paul & Marlene Osborne do not have a problem with a no cut buffer. It was decided 20' buffer from the east property line would be placed on the site plan. Planner Fougere recommended the following conditions:

1. Applicant proceed to the BOS for a liability release waiver
2. Applicant present bonding for the road improvements to the BOS
3. NEPA permit be submitted
4. Add the 20' no cut buffer to the site plan

Member Roy Buttrick made the motion approve the application with the 4 stipulations recommended by Planner Fougere. Member Brett Carrier seconded. **Motion passed 4-0**

Correspondence – Chair Michael Jean encouraged all members to attend the Planning workshop coming up in June. More information is to follow.

Other Business- None

The next Planning Board meeting will be held on April 11, 2019.

Adjournment

Member Roy Buttrick made the motion to adjourn. Member Gabriel Jerome seconded the motion. **Motion passed 4-0**

***Respectfully Submitted,
Bre Daigneault, Planning Administrator***

Authorized by _____

Chairman Michael Jean

Date: _____

4/11/2019