



**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  
Shane Bruneau, 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

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## **Minutes of February 14, 2019**

### **Roll Call**

Chairman Michael Jean called the meeting to order at 7:00 p.m., Member Roy Buttrick, Chairman Michael Jean, Vice Chair Gary Anderson, Selectmen Representative Marshall Bishop, Member Shane Bruneau, Alt. Member Nic Peterson, Certified Planner Mark Fougere, and Planning Administrator Bre Daigneault were present at this meeting. Eleven members of the public were present.

### **Minutes-**

Member Roy Buttrick made the motion to accept the minutes of January 10, 2019 as submitted. The motion was seconded. **Motion passed 4-0** Chair Michael Jean abstained as he was not present for the January meeting.

Member Gabriel Jerome joined the meeting at 7:04pm.

### **Applications**

#### **New-**

**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), set up a display of the plans and introduced members of the ITW staff who were present to assist with answering any questions: Kevin Delaney, the regulatory manager, and Rick Voci from the engineering division. Mr. Fadden is seeking a Conditional Use Permit to install a 140' monopole on map & lot 414-009, owned by Paul and Marlene Osborne. Mr. Fadden explained how in the summer 2017, ITW looked to expand the gap of cell coverage in the Route 140 corridor. Due to the distances between the existing Copp Hill tower and the Alton tower, they realized this would be a two-tower solution. He explained how working with the Planning Board, the zoning ordinances were expanded to allow cell towers in more areas of town. Mr. Fadden went on to review a map of current cell reception, showing a large gap in coverage from the Alton town line through Gilmanton to the Routes 140 and 107 intersection. He demonstrated the added coverage to the Iron Works area when the approved tower (case # WTF2018-1000, approved on October 11, 2018) on the Price Farm is erected, and then the additional coverage with the addition of this proposed tower. With the addition of both towers, it leads to a continuous line of coverage throughout town. The

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proposed site would consist of improving approximately 900' of Howard Rd, from where the current pavement ends. The lease area would consist of a 100' by 100' area with a 80' by 80' compound surrounded by a chain link fence with the tower in the center. There would be a driveway to the site of approximately 100' in length and being 12' wide. They had looked into using Seibel Road to access the site, however, the amount of tree clearing did not allow for the swing of cranes. Chairman Jean asked if this would be the same tower as approved for the Price farm site. Mr. Fadden confirmed this would be the same. Planner Mark Fougere commented ITW would need to go to the Selectmen for use of the class VI road. Also, the plan cross-section should reflect town road instead of driveway. He also inquired if the Town had a liability waiver for use of a class VI road, whereas, the applicant would be responsible for maintaining and repairing that section of the road. This would need to be signed prior to a building permit being issued. Chairman Jean asked if there should be a bond. Planner Fougere responded that there should be a bonding for the road improvement based on the estimated cost of the road improvements. Additionally, a copy of the FCC requirements, compliance with NEPA, and the photo balloon testing will need to be submitted. The applicant is suggesting the balloon test for Saturday March 2<sup>nd</sup> with a rain date of March 9<sup>th</sup>. (The balloon test consists of floating a 3' red balloon at the height and location of the proposed tower) Chairman Jean led the discussion of where photos should be taken of the balloon. Members were in agreement photos should be taken at similar areas as the Price Farm, from the school, Frisky Hill, Meeting House, Joe Jones Road, and a few closer proximities. Selectmen's Rep. Marshall Bishop inquired as to the distance from Route 140 the proposed site would be located. Mr. Fadden stated the tower would be approximately 735' from the main road. Alt. Member Nic Peterson asked if the tower would be camouflaged or just metal. Mr. Fadden stated the tower would be metal. The fake branches are dangerous for workers who climb these poles and they do not tend to last long. Mr. Fadden described the tower and arrays as indicated on tab 2 in the submitted application. Member Shane Bruneau commented for the tower to be the same as the one previously approved with a flat grey color to blend into the skyline.

Chair Jean requested a motion to accept the balloon flight on March 2, 2019 with a weather date on March 9, 2019 between 8am and 10am. Selectmen's Rep. Marshall Bishop made the motion to accept the balloon flight dates. Member Shane Bruneau seconded. **Motion passed 6-0**

Vice Chair Gary Anderson made the motion to accept the application. Selectmen's Rep. Marshall Bishop seconded. **Motion passed 6-0**

Chair Jean opened the case for public comments. Resident Reuben Bassett, of 48 Howard Rd, questioned the dates of the balloon flight as March 2<sup>nd</sup> falls during school vacation week. Many people may be out of town during that time, himself included. He also questioned why this particular location was chosen for the tower. Kevin Fadden stated this location was chosen because it works the best with the existing tower to the west and the approved tower to the east. ITW did study other sites and found this location did work the best. Kevin Fadden stated he would be more than willing to take photographs from Mr. Bassett's property during the balloon test, if he is not available the day of. Mr. Bassett has several concerns with the location in vicinity to his property and would like to see the float in person. His concerns include: the tower would take away from the privacy of his property, it's placement next to conservation land, it may take away from the forest land with the noise and views, how it will affect the quality of his life and his property value. Property owner Marlene Osborne asked how much noise does it put off. Kevin Fadden stated it would be no louder than a household refrigerator and the tower

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would not be lit. There was discussion about changing the dates of the balloon float to avoid school vacation week. Kevin Delaney said pushing the dates back would cause problems in the planning process and not allow time to be heard at the March meeting. It was decided the dates selected would be as is. ITW would accommodate Mr. Bassett, at his convenience, should he be out of town for the scheduled balloon float. Alt. Member Nic Peterson inquired if there is any recourse for the Board, should lights be required in the future or landscapes change and camouflage may be wanted. Planner Fougere noted lighting can be installed which is only visible from the sky and could not be flashing. The Board cannot require camouflaging down the road. Member Roy Buttrick commented the topo from the tower site to the abutting property looks about a 70' difference. Mr. Bassett has walked up Howard Rd. many times and is familiar with the proposed site location. He can see the site from his property line. Member Buttrick is asking for clarification of the road maintenance. It was clarified the Town maintained the road to the last home. ITW would be responsible for maintaining the class VI portion of the road. A gate at the start of the class VI portion had been discussed previously. Kevin Fadden stated there would be power lines to the site. Mr. Bassett inquired if the lines would be overhead or buried. Mr. Fadden stated that had not yet been determined. Rick Voci stated the power companies usually have the say in that. Mr. Bassett stated that currently as a class VI road, the public has access to it, adding the gate would be changing the public access. Member Shane Bruneau inquired if the gate could be placed at the driveway entrance versus on the road. Mr. Fadden agreed the gate could be placed at the compound driveway.

Vice Chair Gary Anderson made the motion to table the case until the March 14, 2019 planning board meeting. Member Roy Buttrick seconded. **Motion passed 6-0**

**Chairman Michael Jean called for a brief recess at 7:52pm.**

**Chair Jean called the meeting back to order at 8:00pm.**

**PB Case #CC2018-301:** Gary Anderson, agent for Bear Investments LLC, is requesting a discussion for the potential of developing vacant land with commercial buildings, an open space residential subdivision consisting of 40+/- residential units, and a stone quarry. The property is located at 313 NH Route 106, Map 412 Lot 022, in the business zone and consists of 42 acres.

Chairman Michael Jean opened Planning Board case # CC2018-301.

Vice Chair Gary Anderson recused himself from the Board as he is the applicant.

Applicant Gary Anderson is requesting a continuance. His original idea was for a 42 unit low income housing. Currently, that is not part of his plans going forward. The stone quarry would need a special exception, so it would be a Zoning Board decision. He is also inquiring about adding storage units. The zoning table does not have a category for storage. Planner Fougere said it would be considered a warehouse, which is allowed in the business zone. Chairman Jean agreed to table the discussion until the April meeting (no motion is needed as it is not a formal application). Planner Fougere suggested Mr. Anderson discuss with an engineer to come up with drawings and a site plan.

Vice Chair Gary Anderson rejoined the Board.

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

*Discussion from previous page continued*

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**Other Business-** Member attendance. A full board was present at this evening's meeting. Clerk Bre Daigneault noted this year the positions held by Members Shane Bruneau and Roy Buttrick are up for election. Additionally, there is one vacant position up for appointment.

**Adjournment**

Member Shane Bruneau made the motion to adjourn. Alt. Member Nic Peterson seconded the motion. **Motion passed 6-0**

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

**Authorized by**

***Chairman Michael Jean***

**Date:**

*4/11/2019*