

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

October 5, 2005
FINAL MINUTES OF PUBLIC MEETING

Board members present: Rae Barnhisel, Bruce Kullgren, Tedd Petro, Randy Martin, Richard Whitcomb, Allan Pickman

Call to order by B. Kullgren at 7:38 p.m.

1. Review of minutes from meeting of September 21, 2005. Move by Petro to accept minutes as read, second by Barnhisel and voted in the affirmative.
2. The PB secretary related that the town maps offered by SWRPC in Keene had been retrieved. Most were dated 1977 and appeared to be early information gathering during the creation of the Town's Master Plan. An inventory list has been created for the 27 maps and Mylars and they will be stored in the upstairs map drawers at the Municipal Building.

PB members were provided with a letter that had been received from the State DOT regarding curb cuts on Route 101 at Andersen/Korek property on Map 8 Lot 7-4. Permission for the two existing curb cuts had been granted, and this was the last condition remaining to be met before the final plans were signed and the Mylar recorded at the Registry.

3. Jim Tamposi spoke briefly regarding his application and plans for a Planned Residential Development (PRD) off Old Revolutionary Road that will be presented at a public hearing on October 19, 2005. Tamposi was advised to make certain the application was complete, follow the checklist, and have all maps and supporting data available. Tamposi related there had already been a few minor changes to the plans including abutter information and design of the road and bridge. He stated he had met at the site on October 4, 2005 with Road Agent Tim Fiske, engineer Earl Sandford, PB Chairman Kullgren and PB member Barnhisel. Modifications decided upon include having the road curve out a little more and not be a "straight shot", leaving the old bridge intact and open while a new bridge is being constructed, then removing the old bridge. Barnhisel mentioned she had spoken with Sandford about percentages of open space and developable space and the numbering of lots. She suggested that Sandford contact the BOS Administrative Assistant to check on how to proceed with creation of map and lot numbers. Board members also briefly discussed slope of the road and options for snow removal.
4. At 8:00 p.m. attorney Jim Valeriani representing Verizon Wireless began a presentation to the Board regarding swapping out antennas on the existing tower on Temple Mountain on Map 2B Lot 71-3. He had previously mailed a letter, photos, diagrams, specifications, and an engineering study that were provided for review at an earlier PB meeting on September 21, 2005. Valeriani explained that currently there are 3 antennas on each of the 3 sectors on the tower, for a total of 9 antennas. Verizon wishes to remove the 9 antennas and replace them with 4 antennas on each sector for a total of 12 antennas.

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Valeriani stated he believed this was a minor modification that could be covered under a Building Permit with the Town for record-keeping purposes. He stated the work was not actually an alteration but could be considered a maintenance modification to the tower. Valeriani provided pages 1 and 2 of the lease agreement between Verizon and the tower owner showing that up to 12 antennas were allowed. He also had specification sheets on the two types of antennas that would be installed. Valeriani reported that the work could be completed in one day and there would be no work done to the ground area.

Board members reviewed the presented material and proceeded to ask questions. Petro wondered if the tower would be higher or wider, and Valeriani said the tower stands 185 feet high and the new antennas would not alter height or width. Petro asked if technology should allow it could more than 12 antennas be proposed, and Valeriani answered that could be a possibility in the future. Martin asked if it was possible that Verizon would seek a 5th antenna on each sector for a total of 15, and Valeriani answered that he had not seen that and the co-ax cable existed only for 12. Kullgren asked if the antennas would be the same height as the present ones, and Valeriani answered that they would be approximately the same at 4 feet high and would actually present less visible bulk as the new ones would be losing the "fins". Barnhisel asked about coloration and was told that the antennas are typically a gray or light blue color.

Pickman stated that he felt the request might be considered an expansion of a non-conforming use by 33 percent and the matter might need to go before the Zoning Board of Adjustment. Barnhisel quoted Section V paragraph B of the Temple Telecommunications Ordinances - Permitted Uses that states "Any alteration of the original permitted use and device configuration of the facility will require a new approval". Valeriani responded that the tower already had 12 coaxial cables installed and there would be no modification of the structure, and that 12 antennas were intended from the outset. Pickman stated there was no evidence of comparison of the antennas for Board members to review. Valeriani stated he had not been able to locate the spec sheets for the old antennas, but that photos showed substantial similarity. Barnhisel stated she would like to see a comparison of the antennas, and Valeriani stated he would go back to the Verizon engineers to find specs for the older ones. Pickman asked if Verizon is the owner of the tower and Valeriani answered that Verizon only leases space on it.

Kullgren spoke of the importance of documenting what the tower looks like now vs. what is intended in regard to visual impact. He noted that with nothing being changed on the ground it appears the new antennas might actually be less visible. He continued that if adding antennas was considered an expansion of use then the process must be documented. Pickman told Valeriani that this is the first application for an antenna change on a tower since the Town enacted the telecommunications ordinance and the Board wants to handle it correctly. Martin wondered if technically the PB needs to notify the ZBA that this subject was discussed and/or allowed.

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Valeriani summarized Verizon's position that the 1999 lease details the right to install 12 antennas, there is existing wiring for 12 antennas, the tower passed a recent structural analysis report by a certified NH engineer indicating structural integrity for the additional antennas, the proposed antennas are similar in dimension and appearance to the existing antennas, and no modifications will be done on the ground; therefore the changes should be considered a "maintenance modification" and not a new installation.

Both Pickman and Kullgren stressed, and board members unanimously agreed, that they would like to see written documentation of the technical specifications showing similarities and differences between the old/new antennas before making a decision. Valeriani said he will pursue that documentation and forward the paperwork to the PB via email or Fed-Ex. Hearing ended at 8:40 p.m.

5. Continuation of hearing for Bauchat/Barnhisel/Sargent subdivision for Map 5 Lot 34. Survey plans still not ready and hearing is continued to the next meeting.
6. Further general discussion and review of changes to map for Tamposi PRD. Topics included: wetlands; keeping the integrity of Old Revolutionary Road; overall impact on the Town and mention of the interim growth moratorium recently enacted in Jaffrey; general factors affecting development such as cost of energy, interest rates, real estate market, hurricane Katrina, and cost of building materials; open space requirements; specifications for building private roads; size and possible length of project; notes needing to be added to plat. Resident and ZBA member Honey Hastings asked what factors might lead Temple to consider enacting a growth moratorium. She wondered what would happen if development began in the north end of town. Kullgren stated that development off North Road would be problematic and a bit premature, involving road and bridge upgrades. Speculation of possible grounds for considering restraint of growth included how development might affect schools, fire and police services, highways, roads and bridges.

Move by Martin to adjourn, second by Whitcomb. Meeting adjourned at 9:45 p.m.

Minutes submitted by Betsy Perry