



**Planning Board Meeting**  
Monday, March 23, 2009  
Council Chambers, City Hall at 7:00 pm

**Meeting Minutes**  
**Approved April 13, 2009**

**Meeting Called to order by Planning Board Chair Peter Guillette at 7:00 pm**

**I. Roll Call**

**Present:** Alan Grigsby, Peter Guillette, Brian Rapp, Adam Burke, Erwin Caplan, Andy Austin

**Absent:** Deborah Cutts, Paul LaCasse, Lori Richardson, Richard Wahrlich

**City Staff:** Peter Dzewaltowski, Interim City Planner; Ed Tinker, Director of Planning & Development; Michelle Aiken, Boards & Commissions Coordinator

**II. Review of Minutes**

- Monday March 9, 2009 public meeting minutes

**Motion to:** Approve the March 9, 2009 meeting minutes as amended

**Made by:** Mr. Burke      **Second by:** Mr. Rapp      **Vote:** Unanimous

**III. Continuation**

- **(PL2009-00002) T-Mobile, d/b/a Omnipoint Communications, Westboro, MA** – applicant seeks a Special Use Permit to collocate antennae on existing guyed tower and install related equipment to the site on **Cat Hole Road**. Tax Map: 75, Lot 1, Zoning District: AR.

Mr. Dzewaltowski advised that the applicant would like to continue the application public hearing until April 13, 2009. The applicant would like more time to prepare the requested submission and gain representation.

**Motion to:** continue application to April 13<sup>th</sup> at 7PM

**Made by:** Mr. Grigsby      **Second by:** Mr. Caplan      **Vote:** Unanimous

- **(PL2009-00003) AT&T Mobility, KJK Wireless, Nashua, NH** – applicant seeks a Special Use Permit to collocate antennae and install related equipment to the site on **405 Chestnut Street**. Tax Map: 169, Lot 5, Zoning District: R-1.

Mr. Burke stepped down and Andy Austin was appointed to fill his seat.

**Motion to:** approve the site plan with conditions

**Made by:** Mr. Rapp      **Second:** Mr. Grigsby      **Vote:** Unanimous

Mr. Dzewaltowski gave a brief explanation of the project and the existing tower. The tower lease area is proposed to be extended about 7 feet outward and additional cable, amplifiers, equipment and a generator will be installed in the leased area. The city of Claremont recommends a performance bond, in order to protect the city should the infrastructure be abandoned and the City needed to decommission the structure so that it does not become a hazard or unsightly. It is unclear if bonding has been provided for existing infrastructure on site.

Mr. Marsh advised they are proposing to co-locate six antennas on the existing tower. Mr. Marsh explained the diagram depicting the locations of the antennas and related equipment. Mr. Grigsby asked about the number of existing antenna on the tower. He was aware that there is a reservation for a Verizon antenna but cannot tell if there is a 5<sup>th</sup> one left to be installed. Mr. Grigsby asked how they get diesel to the top of the hill. He advised that the diesel is trucked up there by vehicle.

Open public hearing

Mr. Folta advised he does not have a technical opinion about the application. His understanding is that this is a positive community contribution and, he believes that with the addition of AT&T, Claremont will now have three cellular providers. AT&T has the exclusive rights to apples Iphone, now Claremont will get Iphone service.

Closed public hearing

Mr. Rapp asked if the plan is to give AT&T service? Mr. Marsh advised yes they are trying to get service inside Claremont. The limit for AT&T service is concord and he has not been able to get service to Claremont because of topographic issues. Mr. Grigsby asked if he knows what the current amount of frequency emissions. Mr. Marsh indicated that they would emit less than 1/10 of permitted FCC levels.

**Motion to:** accept the application as complete

**Made by:** Mr. Grigsby

**Second:** Mr. Rapp

**Vote:** Unanimous

There was a question about requiring bonding. Mr. Dzewaltowski advised that it is recommended the Planning Board require a performance bond. Mr. Grigsby asked if we have the ability to require that other providers that are located on the tower provide a bond if they have not already. Mr. Dzewaltowski indicated that if other providers have not been required to bond, the city would need to consider bond at the time these entities come before the Planning Board with an application.

Mr. Folta commented on the requirement of the bonding. Chair Guillette felt that they need further research to clarify. His understanding that there is a bonding of \$20,000 for US cellular and also AT&T does not have a problem

**Motion to:** approve the application for AT&T mobility and site specific conditions

**Made by:** Mr. Grigsby

**Second:** Mr. Rapp

**Vote:** Unanimous

The applicant will provide financial security for the removal and reclamation of the approved infrastructure should it be abandoned or if the applicant fails to provide their annual certificate of compliance according to Section 22-675 of the Claremont Zoning Ordinance. Security will be provided in accordance with Article XI of the City of Claremont Site Plan Regulations and equal the sum of the insured replacement cost.

#### **IV. Waiver Request**

- Site Plan waiver request for accessory dwelling unit at **80 Bible Hill Road**. Tax Map: 155, Lot: 45 Zoning District: R-1. Zoning Board of Adjustment recommends waiver.

Mr. Dzewaltowski explained the Accessory Dwelling Unit process and the requirement that the applicant come before the Planning Board following the approval of the Zoning Board. The Zoning Board of Adjustment has asked that the Planning Board to waive the site plan review element of this process. This application is a little different from normal accessory dwelling units, which are typically for a second household. This arrangement seeking waiver of site plan review is for one household which has a unique living requirements. This meets the definition of an accessory dwelling unit. Mr. Grigsby asked if this would end if they stopped the use. Mr. Dzewaltowski advised that the Accessory Dwelling unit approval by the Zoning Board ends one the use is terminated.

**Motion to:** to grant the request for a Waiver of Site Plan process at 80 Bible Hill Road for Accessory Dwelling Unit

**Made by:** Mr. Grigsby

**Second:** Mr. Burke

**Vote:** Unanimous

#### **V. Draft Ordinance 504 Infill and Inclusionary Development – Informational/Discussion**

Mr. Dzewaltowski advised that at the last meeting it was discussed the Housing Sub-Committee would have a meeting and discuss the ordinance. They had some discussion and have received only one comment. The committee asked for more time to review the ordinance. There is another meeting tomorrow morning and we expect they will be more prepared to make comments. Chair Guillette advised that they would continue the discussion at the next meeting.

#### **VI. Reports from boards and commissions**

- Application for Upper Valley Lake Sunapee Regional Planning Commission

The applicant presented was Mr. Dennis Dube. Mr. Grigsby advised that he does not know Mr. Dube. He would like more information about Mr. Dube. Chair Guillette advised that he did have a telephone conversation with Mr. Dube, he has been a resident of Claremont for 8 years. Throughout his career he was a controller for a large business in Florida. Mr. Dube has a great deal of interest is to participate in the community and is retired. He would also like to participate on the Planning Board. Mr. Grigsby

advised we have three seats available and for a long time we have only had one person representing so he is glad to see someone else interested. Mr. Folta advised he spoke with Mr. Dube and he feels that he would be a good member for the UVLSRPC.

**Motion to:** nominate Mr. Dube for the UVLSRPC

**Made by:** Mr. Grigsby    **Second:** Mr. Rapp

**Vote:** Unanimous

## **VII. Other**

Chair Guillette advised he highly recommends members of the board attend the planning & zoning conference.

Chair Guillette announced that this is Mr. Grigsby last meeting on the Planning Board and thanked him for all of his contributions to the city and the Planning Board. Mr. Grigsby will remain a participant at on the Master Plan Advisory Committee.

## **VIII. Correspondence**

- **Urban Exemption Request from NHDES**
- **Notice of Decision** – Macleay Prentiss, LLC, 149 Charlestown Road
- **Updated Member list**

## **IX. Adjournment**

**Motion to:** Adjourn

**Made by:** Mr. Caplan

**Second:** Mr. Grigsby

**Vote:** Unanimous

Meeting Adjourned at: 8:16 PM

Respectfully Submitted,

Michelle Aiken

Boards & Commissions Coordinator