



Planning Board Meeting
Monday, February 27, 2012
Council Chambers, City Hall at 7:00 pm

Minutes
Approved 3.12.2012

I. Roll Call

Present: Peter Guillette, Richard Wahrlich, Bruce Kolenda, Stephen Cutts, James Neilsen, IV, Kenneth Harlow (alt), Russell Fowler (alt)

Absent: William Greenrose, Ruben Ramirez, Andrew Austin (alt)

City Staff: Tracey Hutton, City Planner; Kelly LeBlanc, Administrative Assistant

Russel Fowler and Kenneth Harlow will sit in for William Greenrose and Ruben Ramirez.

II. Review of Minutes February 13, 2011

Motion: To approve minutes from February 13, 2012

Made By: Mr. Kolenda

Second: Mr. Cutts

Vote: Unanimous

III. New Business

- **(PB2012-0006) Nassau Broadcasting Holdings, Inc., Princeton, NJ-** Site Plan and Special Use Permit under Appendix C Article II and Section 22-654 of the City Code, respectively, for the replacement of a telecommunications tower. Property Location: **153 Cat Hole Road**, Tax Map 75, Lot 1, Zoning District AR.

The applicant is seeking approval to allow for the replacement of a communications tower. The proposed 180-foot self-supported lattice communications tower will replace a 160-foot guyed tower and 2 smaller guyed towers. Zoning Variances were obtained to allow for the tower to exceed the setback requirement as well as to be within a closer proximity to other towers than the City Code allows.

Since this tower is on a new footprint and is a new structure, the Planning and Development Department feels it should be reviewed as a new tower under Section Chapter 22 Article VIII of the City Code, Communications Towers.

Ms. Hutton reviewed the five waiver requests with the board. The first is Section 14 Article V, requiring full utility details. The Planning and Development Department agrees that this site does not require all of the utilities listed and therefore agrees the granting of the waiver. As for the fire protection, no comment was received from the Fire Department as for the need for additional detail.

The second waiver being requested in from Section 17 of Article V regarding right-of-way and travel surfaces. As stated, there are no changes being proposed to the existing surfaces, however, the City Solicitor poses questions regarding construction staging and the bringing in of equipment over the existing right-of-ways and the adequacy of such. Note the posting of roads in the spring may affect construction timing.

The last three waivers are requested form Section 2, subsections (b), (c), and (d). These are the sections form an Architectural Plan, a Survey, and a Landscaping Plan. The Architectural plan is not required for this type of development, since all of the construction detail is designed by a structural engineer. There

is no proposed or required landscaping, making that plan unnecessary as well. And finally, while a survey may be waived, a surveyor will have to attest to and stamp the mylars for recording as required by Article III, Section O.

Tom Hildreth, McLane Law Firm representing Crown Castle, reported that Nassau broadcasting is the owner but Crown Castle is the publicly traded and an independent owner and operator of shared wireless infrastructure.

Participants present at the Meeting:
Jim Donahue, GSA, Project Manager
Mark Cromwell, Field Operations
Paul Fanos, from Energy Engineering

Crown Castle acquired its lease agreement in 2007. Multiple towers (3) are currently on site. The proposal is to take down the three and replace them with a single 180 foot lattice tower.

Mr. Hildreth reviewed the proposed tower plans. There is a 2 mile access drive to reach the tower site. The circular land parcel has a radius of 180 feet and has been a circular parcel for approximately 50 years. Each carrier on the tower has its own ground base units.

The replacement tower will be approx 10 feet lower for the new tower due to its ground elevation (1,871 feet in elevation for the existing tower and 1,861 feet for the proposed tower). Another 10 feet will be factored in because there will be less height/equipment than exhibited on the existing towers.

Verizon Wireless, an existing customer, would like to make this a 4G site and the existing tower cannot accommodate that equipment. In 2008 AT&T and T-Mobile desired tower space and in 2009 reinforcements were made for capabilities needed at that time. The current tower is a 50+ year old facility and needs to be replaced. There are no other tenants in the que in addition to those already renting space. This project is simply to provide service to an existing customer. No equipment shelters will be changed. Some fence extension might occur to comply with the City Ordinance. Nassau Broadcasting must occupy the highest spot on the new tower (the top 40 feet is the FM broadcasting antenna).

Mr. Hildreth stated that there are no course changes to the access drive but just as in 2009, there will be some improvements to the traveled surface. The staging area location is still in question. Crown Castle may lease space to store equipment during the building process.

The survey plan can be provided for the mylar recording.

Mr. Cutts asked if the upgrade will also allow for upgrades to tenants that are not the Verizon Wireless company. Mr. Hildreth stated that yes, this is a possibility. Mr. Cutts asked the anticipated life expectancy of the new tower. Mr. Cromwell stated that the highest longevity would be approximately 50 years from an engineering standpoint. Being away from the coastline and away from salt corrosion promotes the longevity of this tower.

Tower Innovations was the engineering firm out of the mid-west who designed the tower itself. The City recommends that the applicant use a 3rd party engineer for plans review. Mr. Hildreth reported that the tower would collapse on itself in the event of a natural disaster. The foundation will be constructed based on soil borings of the area. It is a custom designed and engineered structure.

Mr. Fowler stated that he sees no reason for an independent review because the company would not build and invest in this capacity without assurance of structural stability. The board unanimously agreed that there is no need for a third party engineer and will make a motion to this effect.

Mr. Cutts confirmed that there will be no remnants left on site.

Mr. Fowler would like to commend the presenter on the thoroughness of the presentation and quality of the information provided.

Mr. Kolenda would like to confirm that all of the tower pieces will be going up the access road. Mr. Hildreth stated all equipment and supplies will be brought in via the access road.

Open Public Hearing

No Abutters Present

Close Public Hearing

Motion: to grant the five waivers as follows (1) requirement of full utility details, (2) right-of-way and travel surfaces (3-5) Architectural Plan, a Survey, and a Landscaping Plan.

Made By: Mr. Kolenda **Second:** Mr. Harlow **Vote:** Unanimous

Motion: waiving the requirement for a consulting engineer (section 2-118 of the City Code)

Made By: Mr. Cutts **Second:** Mr. Harlow **Vote:** Unanimous

Motion: To grant the special use permit

Made By: Mr. Wahrlich **Second:** Mr. Neilsen, IV **Vote:** Unanimous

Motion: to approve the site plan with the following conditions: Conditions Precedent: (1) The applicant shall obtain and receive approval for all necessary permits as determined by the Local, State, and Federal governments and Conditions Subsequent: (1) The applicant shall obtain and receive approval for all necessary permits as determined by the City of Claremont Planning and Development Department, (2) Prior to issuance of a Certificate of Occupancy, the owner/applicant shall notify the Zoning Administrator and Building Inspector that the project is ready for final inspection. Completion of the project shall be in substantial compliance with the plans submitted for review and all conditions of approval, (3) Site Plans are valid for two (2) years from the date of approval. If a building permit has not been issued before the two-year deadline, the site plan is no longer valid and must be recertified through the Planning Board and (4) Two (2) mylars in a form suitable for recording at the Sullivan county Registry of Deeds must be provided.

Made By: Mr. Harlow **Second:** Mr. Fowler **Vote:** Unanimous

IV. Boards and Commission Reports

Mr. Cutts reported on behalf of the Conservation Commission that the 'Bobby Woodman' signs will soon be posted. Environmental mapping will begin shortly. Ms. Hutten reported that the RFQs have gone out and responses are due by mid-March.

Mr. Neilsen stated that vacant City properties will be sold and the council is working with the HDC and CC to create a priority list of available properties.

- V. Other** – Confirmation of the Site visit at 10:00AM on March 3, 2012. Notification will come in by 9:15AM via email if there is a cancelation.

VI. Adjournment

Motion: To adjourn

Made By: Mr. Fowler **Second:** Mr. Kolenda **Vote:** Unanimous

Meeting adjourned at 7:51PM

Respectfully Submitted By, Kelly LeBlanc