

TOWN OF JAFFREY, NH
PLANNING BOARD
Zoom Meeting Minutes
August 11, 2020

The Right to Know Checklist was displayed on Zoom prior to the meeting. Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

Present via Zoom: Vice-Chair McKenzie, Members Merrell, Dupuis, Taylor (alt)

Roll Call: Keith Dupuis, Ed Merrell, Laurel McKenzie, William (Bud) Taylor (will vote),

Absent: Amy Meyers, Shirley Despres, Margaret Dillon & Jack Belletete

Staff via Zoom: JoAnne Carr, Director of Planning and Economic Development, Becky Newton

Others via Zoom: Simon Brighenti, applicant, Timothy Weston, Jaffrey American Legion, John Peard, and Libby (last name unknown)

CALL TO ORDER – Vice Chair McKenzie called the public hearing to order at 6:05 pm.

PRELIMINARY CONCEPTUAL - None

MEETING MINUTES APPROVAL - None

PUBLIC HEARING – ACCEPTANCE

PB 20-12 New Cingular Wireless, PCS, LLC d/b/a AT&T, Owner
20 Webster St, Map 245 Lot 20T Zone: General Business with town water

Site Plan: applicant proposes an amended site plan to extend an existing flagpole and add internal antennas and ground equipment.

Outstanding items; the plan set should be stamped by a licensed surveyor, plan should locate all buildings within a 200' distance. Applicant is aware of these issues.

On **motion** by Merrell, seconded by Dupuis to accept the application as sufficiently complete. (3-0-1)
LM, KD, EM in favor, WT abstained

PUBLIC HEARING – NEW

PB 20-12 New Cingular Wireless, PCS, LLC d/b/a AT&T, Owner
20 Webster St, Map 245 Lot 20T Zone: General Business with town water

Site Plan: applicant proposes an amended site plan to extend an existing flagpole and add internal antennas and ground equipment.

Presentation Simon Brighenti, Centerline Communications, LLC

Mr. Brighenti has been hired as a consultant by AT&T to present applications throughout the northeast for the expansion of the AT&T network and the FirstNet project. They are seeking permission to extend the existing flagpole located at the American Legion on Webster St. The expansion is more than 10% requiring them to seek relief.

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The purpose of the expansion is to enable AT&T and FirstNet to provide additional coverage to the surrounding area. FirstNet is a nationwide wireless broadband network for first responders. The program began in 2004 when the 911 commission report came out. An issue highlighted in the report identified overcrowding of the antennas and signals on 911 severely limiting the communication of first responders. The recommendation was to create a priority network for first responders allowing them to instantly communicate during a natural disaster or other large incident regardless of other traffic on towers.

Jaffrey was recognized as an area lacking in both commercial coverage from AT&T and FirstNet. Current tower locations in Jaffrey are:

1. Jeffries Estate - Rte. 124 / Mountain Rd
2. New England Wood Pellet – Old Sharon Rd
3. Jaffrey American Legion – Webster St

Mr. Brighenti shared maps comparing before and after coverage. Note: the map does not show coverage over water bodies, however it is available. If approved, the increase in coverage would be significant.

Virtual site simulation photos were displayed showing the actual scale of what the new tower would look like with the additional 24' extension.

Ms. Carr asked for the survey plans. Mr. Brighenti responded they should be available shortly.

Mr. Brighenti stated there would be no change to existing compound footprint. It has a cooling system that does not make any noise beyond the compound.

He addressed the letter from Tim Weston at the American Legion

1. Will AT&T purchase a larger flag (20 x 30) annually? Mr. Brighenti stated yes.
2. Will AT&T pay for a one-time purchase of hardware? Mr. Brighenti stated yes.
3. Does there need to be a light on the top of the flag pole? If so, does the owner need to purchase?
Mr. Brighenti replied the FAA requires beacons on towers over 200 ft or on towers that are in the flight or landing path of aircraft. This tower does not require a light, if that changes AT&T would cover the cost. An FAA statement will be provided.

Member Taylor asked what other items were missing from application. Ms. Carr responded the application is missing the stamped plan depicting structures within 200 ft of area, a statement addressing noise limitations, and any final permits that may be required. Mr. Brighenti does have the information on the dBs and the stamped plan is coming. Ms. Carr asked if there is a schedule for the timing of the exercising of the generator. Mr. Brighenti responded it will run once a week for approximately 20-25 minutes. The generator would only be used during an emergency. AT&T can limit the testing/timing as requested. The facility is monitored remotely 24/7. There would be no additional traffic, noise, or strain on town resources.

Member Taylor asked if there is any EMF increase. Mr. Brighenti responded there would be negligible increase as stated in the report. Member Taylor added the tower would be located in the climb-out area of Silver Ranch Airport, you may want to reconsider the need for the light.

Member McKenzie noted a 12 x 18 flag was used for load estimates. The post Commander has asked for a larger flag due to the increase in pole size. And also asked can you update the structural analysis? Mr. Brighenti will provide and update.

Member Taylor noted there is a decommissioning bond in place on the project. Member McKenzie asked if there is a life on the bond. Ms. Carr responded no, it expires at decommissioning.

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John Peard, abutter is not concerned about the height and proximity of the pole to the airport, however, he is concerned that the FAA would require a beacon. He would not be in favor of that. Mr. Brighenti responded he does not believe that it will be required.

Member Dupuis asked will the flag be maintained. Mr. Brighenti stated AT&T has committed to an annual replacement of the flag and to replace the flag if it was damaged or came down any time during the year.

Vice Chairman McKenzie closed the public hearing

DECISIONS

PB 20-12 New Cingular Wireless, PCS, LLC d/b/a AT&T, Owner
20 Webster St, Map 245 Lot 20T Zone: General Business with town water

Site Plan: applicant proposes an amended site plan to extend an existing flagpole and add internal antennas and ground equipment.

On a **motion** by Dupuis seconded by Taylor the application for an amended site plan to extend an existing flagpole and add internal antennas and ground equipment was approved as presented per testimony given. (4-0-0) KD, LM, BT, EM

Conditions Precedent:

1. A stamped survey plan as required by site plan regulation to be submitted depicting buildings within 200 ft.
2. Lighting shall be as required by the FAA. A letter of verification from the FAA is required.
3. Update the engineering report with correct flag size.
4. A statement addressing the noise limitations as per the site plan regulation shall be submitted. The statement shall also clarify the timing and schedule for generator start-up.

OTHER BUSINESS

By unanimous consent the Planning Board will submit a recommendation to the BOS to appoint John Peard as an alternate.

ZONING BOARD DECISIONS

1. ZBA 20-13, Ed & Stephanie Duval - 54A Webster St. - Variance - GRANTED
2. ZBA 20-14, Brian Boutwell – 196 Main St – Variance - GRANTED
3. ZBA 20-15, EMD Millipore – 11 Prescott Rd – Variance – GRANTED
4. ZBA 20-10, David & Alisa Nash – request for Rehearing - GRANTED


ADJOURNMENT

The meeting adjourned at 7:15 pm

Submitted:


Rebecca Newton
Recording Secretary

Attest:


Amy Meyers
Chair, Jaffrey Planning Board