

**NORTHFIELD ZONING BOARD OF ADJUSTMENTS
MEETING MINUTES OF MAY 18, 2020**

Members Present: Kaitlin Lounsbury, Kevin Waldron, Mark Hubbell, Manuel Pimentel, Cathy Keyser;
Others Present: Stephanie Giovannucci,
Present on Zoom: John Arthur, Michael, Dolan, Sohail, Haleluya Haile, Susan Slack, Michael Sitar

Meeting was called to order under the governors order #12 utilizing Zoom by Kaitlin Lounsbury at 7:02 PM.

Chairman Lounsbury appointed Mark Hubbell, Manuel Pimentel, as voting members.

- **Minutes**

Keyser/Hubbell moved to approve the meeting minutes of February 24, 2020. **Motion Passed**

Waldron/Hubbell moved to approve the meeting minutes of April 27, 2020. **Motion Passed.**

- **Wireless EDGE Towers II, LLC-** Application to construct an AGL Tower located at 149 Park Street (Map U09-1F) in the C/I Zone.

Mrs. Giovannucci confirmed that all abutters have been notified.

Michael Dolan, representative for Wireless EDGE Towers II, LLC explained the application stating that the Tilton-Northfield Fire District has signed a lease agreement for the proposed cell tower which is to be located on their property located on Park St. Mr. Dolan added that the purpose of the variance is due to the fall zone of the tower and that this is a class III tower structure.

Sel. Waldron asked if this was absent of the request of the proposal of the Fire District this seems to be have more to do with the coverage issue for AT&T. Mr. Dolan noted that this is not the case, the Fire Dept put out an RFP which triggered the collaboration efforts with Wireless Edge Towers and AT&T.

Sohail, representative of AT&T noted that there is a definite need in this area and does take care of a coverage gap they have.

Mr. Hubbell expressed concerns about the tower falling on close buildings, and Park Street.

Chief Sitar stated that the tower is designed to hold the cell tower companies and the municipal equipment, it's made stronger than most towers and has never heard of one fail. He confirmed that it is long enough to hit the Park St and the Fire Station.

Sel. Waldron asked what other actions AT&T was going to pursue in order to fill their gap in service.

Mr. Dolan stated that the RFP is what triggered the company to jump on this project.

Mrs. Lounsbury asked if there were other towers in the area, Mr. Dolan confirmed there is a tower that AT&T has an antenna on about 2 miles away.

Mr. Arthur noted that the structural chosen is a class 3 which increases the structures integrity leaving a very small fracture of falling risks. He added that in 20 years he's never hears of a tower with this design fail and that these are the towers that typically respond to government RFP's.

Mr. Haile noted that they sent out RFP's in 2017 to local property owners including Town and received no response.

Ms. Keyer asked if there is a current service gap now for emergency responders.

Chief Sitar confirmed there is a gap and this equipment would allow the department to add their own radio structure, antenna, receiver to the tower and shelter to house the control equipment. This will allow them to host first net capabilities as currently they are using Verizon but with AT&T's public safety network we won't have connection issues. He recalls there already being about 32 of these towers constructed or being constructed in NH.

Mr. Sohail stated this new services dates back to 9/11, First Net was formed creating a dedicated network for emergency calls and anyone else on the network will be dropped off so that first responders always have connection.

Mr. Hubbell asked if the State of NH is utilizing First Net. Chief Sitar confirmed that they are and municipalities are jumping on board all over the state.

Ms. Keyser asked about the local police department being able add equipment. Chief Sitar confirmed that they would also have access to the tower at free of charge as long as the equipment was added during construction, there would be a small charge to add the antennas after construction.

Mrs. Lounsbury asked if the Police Chiefs have been spoken to about this. Chief Sitar confirmed that they have.

Sel. Waldron asked if First Net services are unique to municipalities. Chief Sitar stated it's the only public safety access. Sel. Waldron expressed concerns about the location.

Mrs. Lounsbury asked about the health and safety of people working on the ground such as the firemen, public works crew, etc.

Mr. Dolan stated that there is only a small amount of emissions that comes off the site, only the direct workers on the tower itself would be affected and only at 4.07% of the allowable limit.

Chief Sitar reiterated that theirs more RF emissions from the radios they carry than from the tower.

Sel. Waldron stated that section 2.4 of the Wireless Communications Ordinance asks if all other options have been exhausted.

Mr. Dolan reiterated that they have been exhausted as if this was to land on private property there would be no benefit for municipalities.

Mr. Haile stated that they have looked within the ¼ mile diameter search ring and had no other property had shown interest.

Mr. Pimentel inquired if this will affect any potential expansion of the Fire Station. Chief Sitar replied that the tower was moved back to the far corner to allow an expansion of the station.

Board reviewed the email from Susan Slack of Lakes Region Planning Commission.

Board discussed the Variance application for the fall ratio, and expressed concerns about what the tower could potentially strike, noting that the spirit of the ordinance is public safety.

Mrs. Lounsbury asked if it is the best placement of the tower. Mr. Arthur noted that the RFP process is government properties; they don't go back out and search for another property once a lease is signed. And reiterated that if this was constructed on a private property then the municipalities would not have the free access to the tower.

Mrs. Lounsbury opened the meeting for public comment at 8:20pm

No Comments

Mrs. Lounsbury closed the meeting for public comments at 8:21pm

Sel. Waldron asked if they received easements from abutting properties for the fall zone. Mr. Dolan stated that no easements have been processed.

The Board reviewed the Special Exception and outline from Susan Slack of LRPC.

Mr. Dolan reiterated that the requirements of Article 7, have been met.

Ms. Keyser asked about the proposed start date. Mr. Arthur once they have complete the process through Zoning, they will need to go through Planning for a site plan, then after that it will take about two months to get the tower erected.

Chief Sitar stated that many of the towers are constructed right next to the safety buildings.

The Board requested that we look into an engineering firm to review the tower structure. Ms. Keyser stated that knows some people in the FCC that she would like to send the info to.

Board agreed to hold a site walk on Friday May 29, 2020 at 9:00am.

Ms. Keyser asked if the tower is similar to a radio tower. Mr. Arthur stated that they are similar but radio towers need to be on higher grounds like the top of a mountain or large hill.

Ms. Slack reminded the Board of the Shot Clock which is 150 days.

Keyser/Hubbell moved to continue the application to June 22, 2020. **Motion Passed.**

There being no other business meeting adjourned at 8:57 PM

Minutes approved June 22, 2020