

**NORTHFIELD ZONING BOARD OF ADJUSTMENTS
MEETING MINUTES OF JUNE 22, 2020**

Members Present: Kaitlin Lounsbury, Kevin Waldron, Mark Hubbell, Manuel Pimentel, Cathy Keyser;
Others Present: Stephanie Giovannucci, David Krause, Chief Michael Sitar
Present on Zoom: John Arthur, Michael, Dolan, Sohail Usmani, Haleluya Haile, Susan Slack, Steve and Kathy Albert

Meeting was called to order under the governors order #12 utilizing Zoom by Kaitlin Lounsbury at 7:01 PM.

Chairman Lounsbury appointed Manuel Pimentel, as voting members.

- **Minutes**

Hubbell/Keyser moved to approve the meeting minutes of May 18, 2020. **Motion Passed**

Keyser/Hubbell moved to approve the meeting minutes of May 29, 2020. **Motion Passed.**

- **Virginia Livingston Rev Trust** – Application for a Variance to allow less road frontage located at 475 Payson Rd (Map R21 Lot 8C) in the Conservation Zone.

David Krause representing the Ms. Livingston and Mr. and Mrs. Albert explained the application and reasoning for the variance request, including that the frontage did not meet the requirements in April of this year when Ms. Livingston purchased the other parcel from the Town, and was required to merge the two properties as part of the sale agreement with the Selectboard. He added that this variance is to remake the lot non-conforming as it pertains to road frontage.

Mr. Hubbell asked for explanation on the new location for the driveways. Mr. Krause explained and showed the map as provided.

Mrs. Lounsbury opened public hearing 7:10pm.

Mr. Albert explained that currently their lot is landlocked with no road frontage and they will be going before the Planning Board for a lot line adjustment to create road frontage.

Ms. Slack stated that the because the Planning Board cannot approve a lot line adjustment making a lot non-conforming, requires a variance request through the Zoning Board.

Mrs. Lounsbury closed the public hearing at 7:16pm.

Mrs. Lounsbury stated that this is only a road frontage issue, and read through the criterias as written on the application.

Criteria #1 – No Questions; Criteria #2 – No Questions; Criteria #3 – asked for confirmation in regards to the sale, Mrs.

Giovannucci confirmed the information listed in #3 is correct; Criteria #4 – No Questions; Criteria #5 – No Questions.

Hubbell/Keyser moved to approve the variance for article 7.3 to allow adequate frontage adjustment.

Finding Facts – 1. Issue resulted in the purchase and merge requirement, 2. 40+ years the frontage was not an issue, 3.

Would allow both lots their own road frontage and driveways.

Motion Passed.

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

Mrs. Lounsbury stated that the site walk went well, and the Selectboard approved the use of Stantec per their proposal.

Mr. Hubbell feels that having an outside view would be helpful in making this decision.

Board reviewed the fall zone map presented. Mr. Hubbell stated his research states that over 40 years 83 towers have fallen and he is concerned with a major catastrophe and blocking of the road to get out of town.

Mr. Dolan stated that the tower is designed with extra strength stability for municipal services which reduces the fall zone.

Mr. Arthur stated that they had an outside engineering company review the tower and equipment from the wireless carriers and confirms they are strong. He added that the fall zone as a radius over Rt. 132 they went back to the tower company to reduce the risk this is a class 3 tower which is stronger, and they have structurally hardened the bottom 60 feet to implement additional safety, leaving 135 feet above the structurally harden zone. Mr. Arthur added that the antenna adds additional height of the tower but would just fold to the ground as designed, and most towers are guard towers that have been known to ice up and fail, this is not the same type of tower.

Mr. Hubbell stated that most of the towers he looked up were lattice steel towers.

Chief Sitar added that in a major catastrophic event they would typically have people stay home and shelter in place. He added in his 40 years of working with these towers he's never seen this type of tower fall.

Mrs. Lounsbury asked if the applicant would agree to pay the review work from Stantec. Mr. Aurthur agreed that they would send a check to hold in escrow to cover the cost.

Sel. Waldron stated that there's no need to hire an outside consultant if the variance isn't granted. Ms. Slack stated that there's more of a question about the scope of the work from an outside agency. This has to deal with public safety and would be in regards to the variance application.

Mr. Hubbell asked if the tower would hit the proposed fire station. Chief Sitar confirmed that it would, and added that other towers in the State of NH are next to the fire stations. Mrs. Lounsbury added that the addition to the station is just a proposal and needs to be approved at District meeting in the coming years, what is before the Board is not a new station it is for the tower.

Ms. Keyser added that the reasons to not have the tower are already a public safety. Mr. Hubbell stated that the department has coverage now and they would just be getting additional coverage.

Mrs. Lounsbury asked what happens if the variance application fails, Ms. Slack stated that the applicant could ask for a rehearing and then if still denied they could go before the Superior or Federal Court.

Board reviewed Criteria #1: Sel. Waldron asked what proof there was that there's a gap in service. Mrs. Lounsbury stated that we have a map that shows the gap in service for AT&T that was done through Lakes Region Planning Commission, and in addition we have heard from the Fire Chief about the gap in public safety communications.

Chief Sitar added that he saw the improvement needed in the communication for fire safety and that is why he put the RFP out to have someone build the tower to house their equipment, and for the District to build its own tower would be \$100's of thousands of dollars.

Board agreed to hold off on reviewing the additional criteria's until they have a report back from Stantec.

Hubbell/Keyser moved to continue the application to July 27, 2020. **Motion Passed 2 yes, 2 abstained**

Lounsbury/Hubbell moved to hire Stantec as a consultant to review the project with the applicant paying the fees through escrow.

Motion Passed.

There being no other business meeting adjourned at 8:50 PM

Minutes approved July 27, 2020