

Zoning Board of Adjustment Meeting Minutes of February 15, 2011

Submitted by stoddard on Tue, 02/15/2011 - 11:28pm.

TOWN OF STODDARD ZONING BOARD OF ADJUSTMENT MINUTES OF THE MEETING HELD FEBRUARY 15, 2011 MEETING CONVENED AT 7:05 pm

Members Attending: Beverly Power, Fred Ward, Ruth Ward, Maureen Meyer & Richard Betz.

Correspondence: Various emails re: AT&T cell tower; letter from Nelson Selectman, Margaret Schillemat - request to be put on agenda; Anderson & Kreiger packets of information; various emails back and forth all over the place.

Minutes of previous meeting: Fred Ward moved and Ruth Ward seconded to accept the minutes of the January 5, 2011 meeting as corrected, the board approved.

Correction: after Steve Anderson (on page 3 2/3s of the way down the page) said no, any emails would constitute a public meeting and must be noticed. [add] The board decided that emails would be sent through Patricia Putnam.

Old Business: None

New Business: Margaret Schillemat, Nelson Selectman & John Cucchi, of Munsonville, presented the board with a documented petition to the National Historic Preservation Act - called section 106 - to block any impact of the proposed Cell Tower to historic properties called Camp Oahe and Camp Notre Dame, both on North Shore Road in Stoddard.

Application for Variance: None

Application for Special Exception: reconvened the recessed public hearing at 7:05 PM on the request of AT&T for placement of a Cell Tower on Melville Hill.

Fred Ward presented his plan for several, smaller "micro" towers to provide most of the town coverage without being an eyesore on the horizon. He discussed his understanding of the current proposal that would cover most of the area of the town but would provide coverage for very few of the residents.

Fred Ward's proposal would be to set site towers on/at:

1. Stoddard Congregational Church steeple - would cover the school, town hall, police department and library.
2. Highland Lake - there are 4 people who have offered locations
3. Southeast flank of Mount Stoddard (George Cahill land) to cover Routes 123 & 9 from the bad corner where several motorcycles were in an accident south toward Keene
4. On a large flagpole at the Fire Station to cover the east

Stoddard area

5. Ward's Observatory (any proceeds from that location would be donated to charity).

6. Everett Richer "little" Morrison Hill to cover Route 9 down to the peak of hill, south of Granite Lake

All of the above locations would be relatively unseen and require relatively short access roads to build.

He noted that the group at Granite Lake must find a location in the watershed. He suggested the steeple @ Chapel by the Lake. There is another high hill to be considered - Murdough Hill. Fred Ward concluded that AT&T must be agreeable to the scheme. He also reported that he had heard that the result of the informal, work session, held February 8, 2011, uncovered another location.

Ken Kozyra (KJK Wireless) instructed that all the suggested locations must be

1. RF workable
2. Contractible
3. Constructible

David Wichland asked why the existing (Ma Bell) technology wasn't being used to carry cell phone use.

Ken Kozyra explained that trees. Leaves, building, etc, absorb signal strength and interfere with signals.

Ted Crisman noted that Ken's reference to the usability of the road running up Melville Hill is inaccurate.

It was also noted that the Nelson Tower would not cover Route 9.

Several candidates for tower placement were:

- A. Behind Anytime Auto
- B. Another location behind Anytime Auto
- C. Richer land
- D. Cahill property
- E. Wolf Creek Investments
- F. Melville Hill - all locations investigated were much lower coverage than this site.

F1. Relocated Melville Hill to 750' lower down hill.

Also - to the West Brooks Hill but Melville Hill blocks most of Stoddard.

The Board suggested

1. Shedd Hill - would cover Highland Lake
 2. Pitcher Mountain Fire Tower @ 50' would cover much better but not for reception on Route 9.
 3. Cahill (Juniper Hill) not much coverage
 4. Cahill (Hilltop Knoll) coverage around the village
 5. Driscoll (Proctor Knob) not much coverage
 6. Price land not much coverage
 7. Preston - Barrett Pond - not much coverage
 8. Knoll on woods MSG covers Granite Lake
 9. Granite Lake Knoll covers Granite Lake and a tiny bit of Route 9
 10. Garnett property - very small coverage
 11. Candidate C - Richer and Shedd Hill cover lake and around Joan Read's location
 12. Original Melville Hill location plus Cahill's friend would provide mostly coverage from Melville Hill
- Ken Kozyra said he double-checked the condition of Melville

Hill access road and it is better than once thought and will not need any upgrade until 2000' from the tower site, where new road will need to be constructed

Richard Betz said he felt most of the larger green area around Melville Hill mostly covers Andorra Forest and concluded that the green area is misleading.

Ken Kozyra said Melville Hill gives the best coverage.

Ken Henninger asked if the greens and blues are the best-case or worse case scenario, which takes into consideration reception while leaves are on or off the trees.

Ken Kozyra stated leaves on the trees.

Fred Ward said no matter what AT&T does, it will not consider building several towers. The original cover letter, submitted with the application, indicated the plan was to cover the town's people and Route 9.

Ken Kozyra said Melville Hill is the first step in a progression of towers to link up Keene with Concord.

Fred Ward said he had been lead to assume the board's suggestions would be considered.

Beverly Power noted that AT&T's aim is to provide coverage to Route 9 and Stoddard residents will have to punt.

Terry McMahon said 1 tower today, and probably 2 years from now they would come back for placement of another tower. He asked why the company didn't do them both now.

Ken Kozyra said the build sites are already scheduled and it takes a bucket of money to build on these sites.

Geoffrey Jones noted that the February 8th work session taught him a lot. Flat land allows considerable (maybe 5 miles)

coverage while hilly landscape takes several towers to get the 5 miles covered. Mr. Anderson's target corridors are Routes 123 & 9.

Fred Ward said that there should be a corridor coverage plan for several towers in the plan. All providers will have to co-locate on towers to provide coverage for all the demand in the area.

Ken Kozyra said it took AT&T 6 years to build out the Keene area where they are all co-located. The objective is to provide coverage all along Route 9.

Dennis Pellegrino wanted clarification on the locations of future towers. If there is any number of competitions waiting to come in with their services, why not just build out while the locations are not involved by those competition companies.

Bob King noted that 66% of the land in Stoddard is in conservation easement. He doubted that wildlife is WIFI savvy and wanted to know if the proposed site isn't in conservation easement. He was told that the particular property is not in conservation easement.

Ken Kozyra offered to conduct another balloon test on the lower location (F1) on Melville Hill @ 150' and 120' along with another, at the same time, on the Richer location @ 200' & 150'. Fred Ward announced that Morrison Hill is not available. Dr. Cahill will not allow construction there.

Kristen McLaughlin asked why do another balloon test on Richer site even if a 300' tower would not provide satisfactory service.

Ken Kozyra answered to show the difference in appearance.

Bruce Wichland asked if the coverage would be 50/50 with Nelson and Stoddard even with Stoddard bearing the brunt of the location siting.

Richard Nicoletti noted that the target area would not cover the population of Stoddard along with routes 123 & 9.

Ken Kozyra admitted the targeted area would connect the Roxbury Tower with the Melville Hill Tower, even without providing service to the town's people.

Beverly Power asked the board if they wished to have the balloon test for F1 & Richer site. After discussion the board agreed they would like to have the balloon test conducted.

Brian Allen will call the secretary tomorrow with the date of the test and it will be published in the Keene Sentinel and on the Town's Website.

It was agreed that it would take about 10 days to get the results into presentation form and out to the board.

Beverly Power declared the Public Hearing recessed at 9:15 PM to February 25, 2011 at the Town Hall at 7:00 PM.

John Cucchi presented the board with a hard copy of his formerly emailed presentation on the Section 106 locations.

Jim Wilder said there is another location on Murdough Hill. The owner (Mr. Schillemat) of the property is agreeable to location on his site. Jim Wilder will get those co-ordinates to Ken Kozyra who will run them and report on them and have results ready for the next meeting on February 25, 2011 @ 7:00 PM.

The board earmarked April 19th and May 5th for future meetings on this proposal.

Adjourned: Ruth Ward moved and Maureen Meyer seconded to adjourn at 9:23 PM, the board agreed.

Respectfully submitted,

Patricia E. Putnam
Secretary