

**Salisbury Planning Board
Meeting Minutes
Wednesday, March 13, 2013 7:00 p.m.**

PB Members Present: Dave Holscher (DH), Berenice McLaughlin and Don Egan (DE), Louis Masiello (LM)

PB Members Absent: Robert Straubel

Also Present: Lisa Pearson, Planner and Lori Robertson, Planning Board Secretary

Time: 7:15 p.m.

Chairman Holscher called the meeting to order at 7:15 p.m. in the Colchester Room, Salisbury Town Hall. **DH** announced, per the Open Meeting Law, that this meeting was being recorded and broadcast live via www.sctvmc.org/index.

1. New Business:

a. Signing of Plans/Permits: N/A

2. 7:30 PM Public Hearings

- a. **SP/Minor SPR Lafayette Road-New Cingular Wireless** Attorney Michael Dolan (MD) addressed the board on behalf of the applicant. We were continued from last month due to a lack of quorum. We would like to have a full member board. **DH** states RS was on the agenda for the Board of Selectman (BOS) meeting to discuss the ruling of the ethics commission but there was no quorum for that meeting. He will be on the next BOS meeting and we will have an answer for you. He will review the documentation from the meeting tonight and will use the Mullins Rule.

MD states the facility will help fill the gap for AT&T as demonstrated in the Radio Frequency documents. The facility will allow to provide high speed data services. We are proposing to add 12 antennas to a 10' extension and continue the stealth branches up. The facility will also include an equipment shelter with a generator on a concrete pad.

Document Section 6409 (a) was handed out to the PB members.

MD states based on Section 300-126 (2) of the Zoning by-law a balloon at the site in the manner that replicates the exact height and location of the proposed additional antennas will be flown. I believe the intent of this section is for any new towers to be put up. If this is the wish of the board we could have the balloon flown. **DE** states the public hearing has already taken place. **LP** states we will re-advertise in the paper with the dates of the balloon flight and also the abutters will be notified. I think it would be beneficial to the abutters, so they may see what the final height will be.

DE asked what the height of the tree canopy was. **LP** states it might be a 30' differential. There has already been a prior special permit to go beyond the 130'. **MD** states that provision is within the bylaw when it was previously approved. We will work on getting the tree canopy height and inventory of trees.

DE states at the last meeting I asked about putting an antenna on the water tower. Is this something that can be done? **MD** states at this time it is not something they can do. **DE** asked how far would the proposed site will cover? **AT&T Engineer** states the "in building" coverage will be four miles. **DE** asked so in order to have perfect coverage you would have to have a tower every mile. **DE** asked what the impact the ocean has on cell coverage? **AT&T Engineer** states it covers further radius but may cause interference with other sites. The water actually helps since there is nothing to interfere with it.

MD states we will give notice to abutters, run the advertisement and fly the balloon.

LM motions to continue to the April 10, 2013 PB meeting at 7:30 p.m.

BHM Seconds – Vote on motion 2 – 0 unanimous.

3. **Old Business:** N/a

4. **Other Business:** N/a

5. **Correspondence:**

- a. **Planning Board minutes from January 9, 2013 to be accepted and signed**
BHM motions to continue to the March 13, 2013 meeting.
DE Seconds - Vote on motion 4 – 0. Motion Passed.

Planning Board minutes from February 27, 2013 to be accepted and signed
No vote

6. Reports of Committees:

- **Scenic byway - LP** states that she is in need of a volunteer for the scenic byway committee. The committee will meet only twice. **LM** volunteered to attend.
- **Town Meeting – LP** states we will be looking to amend the earth filling general bylaw. The project at 191 Beach Road has looked at this bylaw and has concerns over the large fee. This change will not delete the fee rather give the Town Manager or Board of Selectman the authority to change the fee. The project at 191 Beach Road has the potential for a large fee. We are looking to amend the bylaw stating that approval of the fee will be up to the Town Manager or the Board of Selectman.
- **Update on Projects – LP** states 12 Beach Road extensive environmental study done on the site. The tanks were removed and the affected soil was also removed. **DH** asked about the soil quality when the tanks were removed? **LP** states it was not bad. The tanks were there and the tanks were full. Ken Eaton addressed the board as an abutter. What will be done on the west side the property underneath the metal building? **LP** states the PB made a decision. It is now up to DEP hazardous waste. The PB has a decision that is in place to protect the site. **DE** asked if there was a way to get Ken DEP hazardous waste contact information so that he maybe in direct contact with them. **DH** states he will look into getting him that information.
- **Northpointe- LP** states that it has been purchased by a new owner. They have pulled a building permit. We do not have a construction schedule on this yet.
- **191 Beach Road- LP** states they are looking to move forward. These will be all rentals. We are working on the Local Action Application for Affordable Housing.

7. Adjournment:

DE motions to adjourn at 7:45 p.m.

DH Seconds-Vote on motion 2 - 0 unanimous.

*Documents provided at the meeting are on file in the Planning Office.

Minutes Approved By:_____Date:_____