

**Present:** Patty Chaffee - Chair; Gabe Bailey - Vice Chair; Doug Neill; Jeremy Wood - Ex Officio; Alan Putnam; Alissa Bascom; Dick Lincourt

**Alternates:** Rosie Smith-Hull; Keith Weed; Sharon Francis, Robert Meier

**Public:** Charles Baraly; Carol Howard; Chief Connors

**Zoom:** Will Dodge; Kevin Mason; Martin Lavin; Peter Marchant; Roger Thibodeau; Elaine Van Velsor

**Staff Present:** Liz Emerson

Patty Chaffee called the meeting to order at 7pm.

**Minutes of the meeting of 4/20/21:**

Corrections: Doug Neill; Top of page 1 after Present: Change Vice Chair to Gabe Bailey's name.

Patty Chaffee; P.2 p.7 (Waiver Requests) change 50 foot tower to 101 foot.

Dick Lincourt; P.2 p.6 Reword last sentence to read: For most of the town where the highest density population is, simulations show that a portion of the tower will be visible looking Eastward from Main Street

**Motion** by Gabe Bailey to accept the minutes with the corrections, seconded by Jeremy Wood. All in favor, motion passed.

**Applications:** Patty Chaffee turned the meeting to the pending application.

**2021-SPFP-001: New Cingular Wireless PCS, LLC (Owner):** request final site plan review for reconstruction of an existing cell tower; the property identified as Map 233 Lot 053001 and is located at 264 Birch Drive in the Mixed-Use (E) Zoning District.

Patty Chaffee asked Liz Emerson to present the findings of the questions from the last meeting pertaining the bond amount and lease agreement. Liz Emerson stated the Bond Removal amount has been updated to \$55,250. Patty Chaffee explained she and Liz Emerson had contacted a couple cell tower companies and found the average removal cost for a tower is about \$50,000. Patty Chaffee continued; she believes the bond is adequate. Liz Emerson continued the Selectboard had received the agreement and decided that it looked okay and have sent it to our Town legal team for review.

Gabe asked for clarification on the bond stating that the Town would need to pay for our equipment to be moved. Liz Emerson stated if the tower were to be decommissioned then the Town would have to pay for our equipment to be moved to a new tower.

Alissa Bascom asked how long the bond is good for. Will Dodge, attorney for AT&T stated the bond is good for the lifetime of the lease. This lease being for twenty-five years and the bond will be updated every five years. The amount is believed to stay the same for the twenty-five years.

Patty Chaffee asked the applicant if he would like to add anything further. Will Dodge stated it is understood that no work would begin until the lease agreement was signed with the Town, however if the Planning Board felt the need to make it a condition they should do so.

Dick Lincourt asked why the current bond wasn't updated every five years as the Cell Tower Ordinance states. Patty Chaffee stated with new personnel in the office there is a better chance it will not be forgotten.

Patty Chaffee asked for any public comment.

Chief Connors stated this project is essential to receive better coverage and the Town would be gifted a more robust radio repeater system, new cables and new generator.

Gabe Bailey asked if there are any cost implications to the town associated with this project. Chief Connors explained the Town will need to pay for the electricity for our repeaters.

Dick Lincourt asked about the FirstNet subscription. Patty Chaffee stated it was costly. Jeremy Wood stated at this time the Town would not subscribe.

Dick Lincourt questioned if the applicant needs Zoning Board of Adjustment approval for the reconstructed tower height being higher than the allowed twenty feet and the tower being more than twenty feet above the canopy. After a short discussion the Board came to the decision that the waivers were already granted when the application was accepted as complete. Dick Lincourt questioned if the Planning Board had the authority to grant the waivers. Patty Chaffee and Liz Emerson confirmed that it did.

**Motion** by Gabe Bailey to accept the application as final, with the conditions of: **1)** Lease agreement be signed by the Selectboard **2)** The bond being approved; seconded by Doug Neill, all in favor, motion approved.

**New Business:** CEDA was not present Matt Blanc will try for the June meeting.

**Master Plan Recreation Chapter:** Patty turned the meeting over to Alissa Bascom to present the Recreation Chapter of the Master Plan.

Alissa Bascom presented the chapter. The layout flows with the rest of the Master Plan, they highlight the individual trails, they express potential for growth in recreation opportunities, and that we need to brand Charlestown with things you can do here and only here.

Patty Chaffee expressed she doesn't want to overload people with maps. If we are going to use these maps in this chapter, then we should remove the trail map from the Natural Resource chapter and just reference trail maps can be found on pages x, y and z.

Patty Chaffee asked for any questions. Sharon Francis appreciates how well this chapter has turned out. She asked that we make sure that all the trail names are the correct names. She has asked if a trail running the length of Charlestown along the Connecticut River could be added to the goals.

Patty Chaffee gave an update on the Master Plan Subcommittee. They are reviewing three chapters and will be meeting Thursday at 5pm.

Patty Chaffee turned the meeting to public participation. Carol Howard expressed her concerns of the property across the street from her house and the loud music, motorcycle traffic and noise, hollering and racing up and down the street all night. Patty Chaffee expressed her apologies, but this is not in the Planning Board purview. Chief Connors expressed to Carol Howard to call the Police Department every time there is a nuisance.

Patty Chaffee stated Gary Knight had attended a Planning Board meeting recently and at that time, the Board had decided he did not need site plan approval.

Elaine Van Velsor asked why people have been in and out of the apartment complex. She believes the property was once condemned so why are people living in the house. Liz Emerson explained if a dwelling unit has been condemned, the Town has to take ownership of the property. She will look into the status of this building.

Elaine Van Velsor also expressed the same concerns as Carol Howard. Patty Chaffee expressed again to Elaine Van Velsor and Carol Howard to bring their concerns to the Selectboard and to contact the police any time there is a nuisance.

Carol Howard continued with the state of the building. Patty Chaffee asked Liz Emerson to reach out to the Building Inspector to check up on the project.

Patty Chaffee asked Dick Lincourt to speak about his inquiry of a possible campground on a property adjacent to Hall's Pond. Dick Lincourt had heard of potentially three campsites being created and rented. Liz Emerson has sent courtesy notice to owner to touch base with the Town.

Patty Chaffee asked if there is any other business. Seeing none; Patty Chaffee asked for a motion to adjourn. Motion to adjourn by Jeremy Wood, seconded by Alan Putnam, all in favor, meeting adjourned at 8.05pm.

Respectfully Submitted,

Liz Emerson