

**PLANNING BOARD
JANUARY 23, 2014
MINUTES**

Chairman Giger called the meeting to order at 7:30 PM

Members present: Giger, Barringer, Burke, Parent, Perkins, Svarczkopf, and Wilson

PUBLIC HEARING – SPECIAL PERMIT AT&T/BLOOD PROPERTY, 94 WEST MAIN STREET

In accordance with the provisions of Chapter 40A, Sections 9 and 11, the Groton Planning Board held a public hearing to consider the application submitted by AT&T Mobility, for a Special Permit to co-locate twelve (12) antennas, transmitters/receivers at the height of 86 ft on the existing 120-ft monopole style telecommunication tower and required ground equipment on land owned by Elliot and Doris Blood, as shown on the plan entitled, "AT&T Mobility, Crown West Main Street, Groton, Site No: MA 3564A," prepared by Dewberry Engineers, dated December 23, 2013. The special permit is subject to the provisions of Code of the Town of Groton Section 218-25.1 Personal Wireless Services Facility. The existing tower is located at 94 West Main Street, Assessors Map 106, Parcel 15, on the southerly side of West Main Street. Chairman Giger called the public hearing to order. Member Parent read the public hearing notice posted with the Town Clerk on December 31, 2013 and published in the January 3 & 10, 2014 issues of the Groton Herald. Dick Man, Site Acquisition Specialist, Authorized Contractor, Agent for New Cingular Wireless PCS, LLC, represented AT&T at the hearing.

Chairman Giger said the Board received the following documents with the application:

- AT&T Mobility, Crown West Main Street, Groton, Site No: MA 3564A," prepared by Dewberry Engineers, dated December 23, 2013.
- Federal Communications Commission License, effective date February 12, 2013
- "Report of Radio Frequency Engineer," with attached Current, Proposed & Future Coverage maps, prepared by Amjad Md, RF Engineer, AT&T, dated December 26, 2013
- Letter dated January 9, 2014 from RF Engineer Amjad Md, re: RF Interference Issue Concerning Proposed Equipment Installation

Member Barringer asked about the relationship between New Cingular and AT&T. Mr. Man said New Cingular is the parent company. He said the current coverage maps show very little coverage in the area. The proposed 12 new antennas will increase the coverage as shown on the proposed coverage plan. New equipment will be contained in the existing shelter area.

Member Perkins asked if AT&T would install a new fence. Mr. Man said they will use the existing fence, but will replace two subsections.

Member Burke asked if the equipment is lower on the monopole than the other carriers. Mr. Main said the other carriers are at 120 ft and 96 ft. AT&T will be installed at 86 ft. Member Burke asked why the coverage will be improved in only one direction. Mr. Man said topology and height of the trees affect how the signal travels.

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Member Parent asked if the color of the antennae would be the same as the other carriers. Mr. Man said, "yes." Member Parent asked about the height of the antennas. Mr. Man said they would be 8 ft high.

Chairman Giger asked who owns the tower. Mr. Man said Crown owns the tower on land leased from Elliot Blood. Mr. Blood's son, Richard Blood said he was present to represent his father at the hearing.

Abutter George Wheatley had no questions.

The Board voted unanimously to close the public hearing. The Board will vote on its decision at its meeting on January 30, 2014.

PROPOSED ZONING AMENDMENT ISSUES

The Board received a letter dated January 21, 2014 from Building Commissioner Edward Cataldo confirming that he agrees that a change of use requires Site Plan Review by the Planning Board under the provisions of Section 218-25 Site Plan Review.

The Board discussed the provisions for kennels and pet care uses in response to the exemption for agricultural uses in MGL Chapter 40A, section 3, and Chapter 140. Board members agreed that the agricultural exemption applies to landowner activities but not to third party commercial uses such as boarding and doggie day care. Town Planner Michelle Collette said the definitions of such uses are critical to interpret the Schedule of Use Regulations. The Board agreed to keep commercial kennels and pet care facilities as a commercial rather than agricultural use in the Schedule of Use Regulations.

The Board reviewed the revisions to Section 218-20 Schedule of Intensity Regulations including the maximum percentage of impervious surface. All agreed with the draft revisions dated January 23, 2014.

The Board discussed the proposed definition of "boathouses" and whether it should be listed as a principal use, accessory use, or both in Section 218-13 Schedule of Use Regulations.

Member Barringer said waterfront land with a boathouse could be either a principal use or an accessory use. Both are legitimate. He suggested adding proximity to water to the criteria for boathouses.

Other members thought boathouses should be listed as under accessory uses that are customary and incidental to the principal use.

The Board reviewed its Power Point Presentation for the Economic Development Committee meeting on January 28, 2014.

Meeting adjourned at 9:30 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner