

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
OCTOBER 16, 2014

Meeting called to order at 7:00 p.m. by Acting Chairman Bob Cole.

Attendance:

Tom Moore, Bob Cole, Ex-Officio Dustin Bowles and Alternate Bob Ordway
Bob Ordway was appointed as a voting member in the absence of Henry Huntington.

Acceptance of Minutes:

September 18, 2014 Regular Meeting – **Bob Ordway made a motion to approve the minutes as written; seconded by Tom Moore. All were in favor.**

Discussion:

Alice Tuson – Letter of Interest – Mr. Cole read a letter from Mrs. Tuson, expressing her interest in being a Planning Board alternate. He explained the role of an alternate member. Bob Ordway said he feels that Mrs. Tuson would be a positive addition to the Board. After brief discussion, Mr. Cole said he will take the matter to the Chairman, Vice Chairman, and balance of the Board for their review. Mrs. Tuson said she will plan to be at the next meeting to answer any questions that the Board might have for her.

New Business:

Application #14-08, Verizon Wireless – Minor Site Development in the CR District, Map 61, Lot 5. Dustin Bowles stated that this should be a major site development, not minor, because the building is over 400 sf. The change was noted and will be addressed during the hearing. A letter of authorization from John Zudell to present this project on NHMS property was submitted with the application.

Attorney Victor Manougian represented Verizon Wireless. He explained that they are proposing a 4,125 sf building as an equipment shelter (DAS) at the raceway. Once installed it would allow everyone at the track to use their cell and data at the same time, and it takes pressure off the existing tower, becoming more available for regular usage. Mr. Manougian stated that they went to the ZBA in September and were granted a Special Exception of Section 203.3N. He spoke about legislation that was passed last year (RSA 12K) which would require only a building permit where an existing facility was involved. There are some exceptions to that, one being that a building cannot exceed 2,500 sf; therefore, the size of the proposed building requires site review. Mr. Manougian noted that they have requested many waivers because of the type of project since it is only a building with no septic, water, streets, landscaping, etc.

There were no abutters present. **Tom Moore made a motion to accept the application as complete and move to public hearing; seconded by Dustin Bowles. All were in favor.**

John Stevens, an engineer with Infinigy, also represented Verizon Wireless. Mr. Stevens pointed out that the proposed building would be adjacent to the existing tower facility on the eastern side of the track. He explained that it would hold the electronics that will feed communications in the stands and track overall. Currently the system can handle 1,000 calls at a time. This project will benefit attendees and public safety as it will increase the system's capabilities. Mr. Stevens said the building is designed for all carriers if they want to go in later; costs would be shared at that time. He handed out a new reduced set of plans, noting that they have changed the colors of the building to match the existing bath house design and colors. The building will be charcoal split-faced masonry stone from Gilbert Block, the same product used for the bath house.

Mr. Stevens pointed out that there will be a 500 KW generator with a 1,000 gallon belly tank. It was noted that any storage tank over 500 gallons would need review and approval of the ZBA. Mr. Stevens said he

will change this to a 500 gallon tank so that the special exception is not needed. Should it be decided that a larger tank is necessary they would apply to the ZBA at that time. Dustin Bowles asked that they let the fire department know what they are doing with the tank. A set of plans was provided to the fire department prior to this hearing; a revised set will be forwarded as well.

Mr. Stevens stated that there are plans for sixty-one antennas to be placed around the track. Fiber optics will allow areas to be broken down to manageable chunks. Bob Cole noted that the antennas would be no different from putting up speakers. Bob Ordway asked if this would replace the existing building by the tower. Mr. Stevens said he did not believe so; they will probably re-tune the antennas to cover different areas of town. He said anyone in the area has limited service during races as the tower's capacity is maxed out. Dustin Bowles asked if the COWs (cell on wheels) would go away. Mr. Stevens stated that it would replace the Verizon COW.

Dustin Bowles asked about the underground vault shown on the plans. Mr. Stevens explained that underground fiber optics will ring the track. Fiber and power will be in separate conduits with junction boxes along the way. He pointed out an area of new service to be brought in from Route 106. He said they will be extending the underground lines with vault boxes. There will be twenty different conduits.

Tom Moore asked when the generator would be run. Mr. Stevens said it would test for fifteen minutes once a week and otherwise operated only during emergency times. He said it is shielded; at 8' it records at 62 decibels and would be approximately 30-40 decibels at the nearest property. The system will be remotely monitored 24/7. Mr. Moore asked if there would be exterior lighting. Mr. Stevens said there would not. Pauline Touzin asked if this would be near wetlands. Mr. Stevens said the wetlands have been delineated and the building was moved a few feet to avoid any impact.

Bob Cole asked if there were any further questions. Hearing none, he closed the hearing to the public and opened it to the Board only.

Dustin Bowles said the notes about the underground conduit on Sheet C4 are a little confusing. He asked how many vaults would be used. Mr. Stevens said they would be placed every 700 to 1,000 feet. He will clarify the information and add details of vault locations. Tom Moore asked if as-built plans would be done if they find anything changes from this proposed plan. Mr. Stevens said they will do an as-built of everything out there. Dustin Bowles asked if the power from Route 106 to the pole would be overhead. Mr. Stevens pointed out the area to which power would be overhead with the primary over the creek; they will try to go underground the balance of the way. Dustin Bowles noted that would change the proposed utility pole to a junction box. Tom Moore said it seems the building is an asset during races but would serve no purpose at other times of the year. Mr. Stevens said it would improve service at the track and parking lots as it is only low power. Mr. Moore asked if it would reduce the need for other towers in town and if they would potentially be serving the community. Mr. Stevens said no, there will be small antennas on the stands and light poles. He said they have a second phase design for the parking lots eventually.

Mr. Cole read requests for waivers of the following items:

- 1) 13.6.8 – **Tom Moore moved to approve the request; seconded by Dustin Bowles. All were in favor.**
- 2) 13.6.9 – **Tom Moore moved to approve the request; seconded by Dustin Bowles. All were in favor.**
- 3) 13.6.12 – **Bob Ordway moved to grant the waiver; seconded by Tom Moore. All were in favor.**
- 4) 13.6.13 – **Tom Moore moved to approve the request; seconded by Bob Ordway. All were in favor.**
- 5) 13.6.14 – **Tom Moore moved to approve the request; seconded by Bob Ordway. All were in favor.**
- 6) 13.6.16 – **Bob Ordway moved to grant the waiver; seconded by Dustin Bowles. All were in favor.**
- 7) 13.6.17 – **Tom Moore moved to approve the request. There was discussion about the amount of impervious area proposed and the overall size of the parcel. Bob Ordway seconded the motion. All were in favor.**

- 8) 13.6.18 – **Tom Moore moved to approve the request; seconded by Dustin Bowles. All were in favor.**
- 9) 13.6.19 – **Bob Ordway moved to grant the waiver; seconded by Tom Moore. All were in favor.**
- 10) 13.6.21 – **Tom Moore moved to approve the request; seconded by Bob Ordway. All were in favor.**
- 11) 13.6.22 – **Dustin Bowles made a motion to grant the waiver; seconded by Tom Moore. All were in favor.**
- 12) 13.6.25 – **Bob Ordway moved to grant the waiver; seconded by Tom Moore. All were in favor.**
- 13) 13.6.27 – **Dustin Bowles made a motion to grant the waiver; seconded by Tom Moore. All were in favor.**
- 14) 13.6.28 – Request withdrawn; John Stevens will submit a utilities plan.

Dustin Bowles pointed out that the map on the front cover is incorrect; Mr. Stevens will correct the map. Mr. Bowles asked when they are proposing to start the work. Mr. Stevens said it would be this fall.

Bob Ordway moved to approve the application subject to the following conditions: 1) Change 1,000 gallon tank to 500 gallon tank; 2) Include detail of vault location/clarify notes on utilities; 3) As-built plan to be submitted upon completion of project; 4) Utility plan to be submitted with final plans; 5) Vicinity map on cover to be corrected; 6) Additional disturbed area fee of \$100 to be remitted due to the change from minor to major site development. Motion seconded by Tom Moore. All were in favor.

Board Discussion:

Zoning amendment workshop – A workshop to discuss possible amendments was scheduled for November 20th at 6:00 p.m., prior to the Board’s regular monthly meeting. Cisterns, animals, antennas, and subdividing residential/commercial lots were mentioned.

Report of the ZBA:

This month’s agenda includes a special exception for a reduced setback on Old Shaker Road and a special exception for fuel storage tanks on Chichester Road.

Report of the Board of Permit:

Dustin Bowles reported that there was no meeting this month.

Adjournment:

Dustin Bowles made a motion to adjourn at 8:12 p.m.; seconded by Tom Moore. All were in favor.

Submitted by,

Donna White
Administrative Assistant