

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, November 3, 2021**

CALL TO ORDER: Mardean Badger, Chair of the Board, called the meeting to order at 6:30 PM

MEMBERS PRESENT: Mardean Badger, Kathleen DeWolfe, Andy Fitch, Paula Hancock

OTHERS PRESENT: Eric Dahl, agent for T-Mobile, Monique Perkins, Jana and John Thomas

CONSULTATION WITH T-MOBILE

The Board reviewed an application submitted by T-Mobile requesting the addition of antennas, cables to the existing cell tower owned by CELLCO (Verizon). T-Mobile is also requesting the installation of backup generator cabinets on a concrete base at the base of the tower. The submitted application requests that T-Mobile be permitted to add a communication device to the already existing cell tower at approximately the 160' level of the tower.

Mardean Badger summarized the documentation received from T-Mobile that accompanied the submitted application as follows:

- Application for a Building Permit submitted to Scott Vien, Building Inspector
- An explanation of the Spectrum Act and FCC regulations and an explanation of how the proposed T-Mobile communication device additions meet the criteria of the Spectrum Act and the six FCC criteria.
- One Structural Analysis Report dated September 20, 2021, shows test results that the tower with additional communication devices from T-Mobile can withstand a wind speed of 109 mph
- A second Structural Analysis Report dated October 28, 2021, shows test results that the tower with additional communication devices from T-Mobile can withstand a wind speed of 130 mph, which is required by Ashland's zoning ordinance. In both reports there is no additional documentation explaining in more detail how the engineers arrived at these results.
- Mr. Dahl stated that the current lease agreement between T-Mobile and Verizon has been signed by T-Mobile and has been sent to the Verizon company headquarters for a counter signature. As of November 3, 2021, the counter signature has not been obtained.

The Board, having reviewed the submitted application, had the following questions:

- Since Eric Dahl is an agent representing T-Mobile on this issue, the Planning Board is requesting the submission of a Letter of Authorization from Verizon, current owner of the cell tower, stating that Verizon is aware of the addition of the T-Mobile communication devices to the existing tower and that, further, Verizon is aware of the installation of backup generator cabinets on a concrete slab at the base of the cell tower and that Verizon agrees to the additions.
- The Board asked about the proposed timeline for the project. Eric Dahl stated that the addition of the communication devices and the cabinets will be completed by the end of the calendar year of 2021. Eric Dahl advised that due to budgetary concerns the project timeline may need to be amended to the first part of 2022.
- The Board inquired how the antennas, cables and cabinets would be brought to the cell tower site and how the antennas/cables/communication devices would be installed. Eric Dahl advised that the antennas and cables would be brought in by tractor trailer truck to the site. The antennas and cables etc. would be installed using professional tower climbers. The generators will be installed on an existing concrete slab at ground level near the cell tower.

- The Board is requesting more information concerning the wind speed test results. The Board is requesting clarification about the one structural analysis report submitted by T-Mobile that shows a wind speed of 109 mph and a second structural analysis report showing test results for 130 mph. The Board would like to know how these results were arrived at and the reason(s) for the differences in the reports. Mr. Dahl stated that he would request an explanation from the structural analysis engineers.
- The Planning Board is requesting a site walk of the cell tower's location. Eric Dahl advised that he would make sure that such a site walk could/would take place.
- The Board requested that the structural analysis report(s) be revised before approval of the application, so that all of the data references the 130 mph requirement.
- The Planning Board advised Eric Dahl that the Planning Board will hire a separate civil engineer to meet with the Planning Board to discuss/review/clarify the engineering documentation/information and clarify the test results and wind speed differences of the hazard reports of September 20 and October 28, 2021, at the applicant's expense.

With the additional information and documentation requested from T-Mobile and Verizon, the discussion of the T-Mobile application will continue at the next scheduled meeting of the Planning Board on Wednesday, December 1, 2021.

At the conclusion of the discussion with T-Mobile the Planning Board reviewed all processes and procedures relative to cell towers in the Town of Ashland. The following observations and recommendations were made:

- That the BOS have the opportunity to review any current existing lease for the cell tower after the addition of the T-Mobile elements. To make sure that the BOS has a current signed cell tower lease on file.
- That the BOS have the opportunity to review the current lease payment amount/schedule of payments for the cell tower after the addition of the T-Mobile elements.
- That the BOS review the current status of the maintenance of the access road and bumps/turnouts to the cell tower site.
- That the BOS determine whether the dismantling/decommissioning bond was ever established and whether it reflects any changes in valuation from the time of the original cell tower approval (2005) and the present.

DISPOSITION OF MINUTES

The Board reviewed the meeting minutes from their Wednesday, October 27, 2021, meeting. Kathleen DeWolfe made a motion to approve the minutes as presented. Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote.

REVIEW ZONING ORDINANCE ARTICLE 4.6 RECREATIONAL CAMPING PARKS AND NH RSA:216-I RECREATIONAL CAMPGROUNDS AND CAMPING PARKS

The Board briefly discussed the Zoning Ordinance Article 4.6 and NH RSA 216-I Recreational Campgrounds and Camping Parks. The Board decided that the NH RSA 216-I Recreational Campgrounds and Camping Parks will be referenced in the Article 4.6 of the Ashland Zoning Ordinance, although the RSA need not be quoted in its entirety. The local regulations relative to the Squam and Pemigewasset River Overlay should remain in the Ashland Zoning Ordinance in its entirety.

The Planning Board will discuss/review Ashland's Zoning Ordinance, Article 4.6 Recreational Camping Parks and NH RSA 216-1 Recreational Campgrounds and Camping Parks at a future meeting.

The addition of NH RSA 216-I into Article 4.6 will need to take the form of a warrant article. This warrant article may need to be reviewed by the town attorney for proper wording.

Mardean Badger advised the Board that all Notices of Decision will be distributed to the Board of Selectmen, Building Inspector, Code Enforcement Officer, Fire Department, Police Department, Town Manager and all municipal department heads as well as the Zoning Board of Adjustment.

ADJOURNMENT

Mardean Badger made a motion to adjourn. The motion was seconded. The motion passed. The meeting adjourned at 7:20 PM.

The next meeting will be Wednesday, December 1, 2021, at the Conference Room at 6 Collins Street.

Minutes submitted by Paula Hancock