

**TOWN OF HOLDERNESS**  
**Planning Board**  
**Meeting Minutes: July 21, 2020**

B. Snelling called the meeting held via Zoom to order at 6:30PM.

**ROLL CALL OF MEMBERS:**

Members Present:

Robert Snelling, Chairman	Carl Lehner, Vice Chairman	Peter Francesco, Ex-Officio
Ronald Huntoon, Member	Angi Francesco, Member	Louis Pare, Member

Members not present:

Donna Bunnell, Secretary      Janet Cocchiaro, Alternate Member (*non-voting*)

Note: A. Francesco indicated she was not alone.

Staff Present: E. Mardin, Fire Chief      Nancy Decoteau, Landuse Board Assistant

Others Present:

Phillip Bennett	Francis D. Parisi, Esq., Attorney, Parisi Law Associates, P.C.		
William Nesheim	Stephen Kelleher, Manager, Vertex Tower Assets, LLC		
William Webb	Tom Johnson, PE, Civil Engineer, ProTerra Design Group, LLC		
Bonnie Webb	Nick Arnold, Cleveland, Waters & Bass, P. A.		
Todd Dunphy	Frank Stevens	Gail Beaulieu	Joe Dussault
Kevin Barrett	Kevin French	Lindsay Woodward	Jacob Holland

B. Snelling moved to Other Business on the Agenda.

**OTHER BUSINESS:**

1. Election of Officers

**MOTION: "To appoint Bob Snelling as Chairman."**

Motion: P. Francesco

Second: C. Lehner

Discussion: No other nominations were made.

Motion Passes: 5-yes   0-no   0-abstention   2-absent (D. Bunnell, R. Huntoon- not on the call yet)

R. Huntoon connected to the meeting.

**MOTION: "To appoint Donna Bunnell as Secretary."**

Motion: P. Francesco

Second: C. Lehner

Discussion: No other nominations were made. P. Francesco indicated that Donna Bunnell agreed to hold the office of secretary.

Motion Passes: 6-yes   0-no   0-abstention   1-absent (D. Bunnell)

**MOTION: "To appoint Angi Francesco as Vice Chairman."**

Motion: P. Francesco

Second: C. Lehner

Discussion: No other nominations were made.

Motion Passes: 6-yes   0-no   0-abstention   1-absent (D. Bunnell)

**APPROVAL OF MINUTES:** June 16, 2020

**MOTION: “To approve the minutes of June 16, 2020 as amended.”**

Motion: P. Francesco

Second: A. Francesco

Discussion: B. Snelling stated the vote for adopting the new Natural Resources chapter should be changed to 6 – Yes, 0-No, 0-Abstention, 1-Absent.

Motion Passes: Motion Passes: 6-yes 0-no 0-abstention 1-absent (D. Bunnell)

**CONTINUED APPLICATIONS:**

B. Snelling opened the Public Hearing for the following continued application at 6:45pm:

***Case #20-5-5: Application submitted by Fran Parisi as agent for Vertex Tower Assets, LLC for a Site Plan Review to install a cell tower on property owned by William B. Webb and Bonnie L. Webb Trustees identified as tax map 239-046-000 located off US Route 3 (off Sebec Road) in the Rural Residential District, in accordance with the Town of Holderness Site Plan Regulations.***

F. Parisi gave a brief update on the application which included the following information:

- Zoning Board of Adjustment granted the requested variances from the Steep Slopes section of the Zoning Ordinance as well as two variances relative to Performance Security.
- Application for NH Alteration of Terrain permit has been submitted
- Additional information requested by the Planning Board at the June 16, 2020 meeting has been submitted to include the following items:
  - a. Supplemental Alternative Site Analysis
  - b. Height Analysis
  - c. Tree Height / Canopy Height Data
  - d. Viewshed Analysis and Photosimulations
  - e. Summary Drainage Report
  - f. Revised Site Plans

B. Snelling asked for confirmation that the “coverage objective” is to fill the gap along US Rt. 3, NH Rt. 175, NH Rt. 113 up toward the Science Center.

F. Parisi agreed and clarified that the Webb property site would provide coverage on NH Rt. 175 as well as further west along US Rt. 3 into Ashland.

B. Snelling stated the data presented seems to support the idea that a 75ft. tower would adequately meet the coverage objective and thus a 115ft. tower would allow four carriers to meet the coverage objective.

F. Parisi stated that to build a tower which allows four carriers to provide coverage on NH 175 where the Elementary School is located, and provides space on the tower for Lakes Region Mutual Fire Aid to locate antennas, it would need to be 140ft.

S. Kelleher added that the 140ft. tower is necessary to have coverage over the lake.

Questions from the Board:

A. Francesco asked if the camouflage will continue down to the tree canopy or if the gap shown in the mock-up materials will be how the tower looks after it is constructed.

A. Francesco stated the tower with a gap between the camouflage and the canopy would be a greater eyesore than a monopole.

F. Parisi stated it made sense to propose a camouflaged monopine tower at the Burleigh Farm Road site because the proposed site was not on top of a hill but rather within the tree line.

F. Parisi agreed that the Webb site may be better suited for a monopole as people may agree it is less of an eyesore.

A. Francesco asked if there will be lighting on the top of the tower.

F. Parisi stated there would not be a light on top of the tower.

T. Johnson stated that the top branches of a monopine pole add 6ft. to the overall height of the structure.

B. Snelling read a portion of the request from Lakes Region Mutual Fire Aid as follows:

*"During the life of this tower the Holderness Police Department and the Holderness Fire Department and their designees –dispatch centers – are afforded space as near to the top of the tower as practical, afforded space within the shelter for equipment for the sum of zero dollars. Further, at their expense (the tower) they are afforded the opportunity to connect equipment to site provided electric power and generator where available."*

F. Parisi stated reasonable space on the tower will be provided free of charge.

F. Parisi stated the site is not proposing to have a shelter to house equipment but can provide space within the compound for them to provide a cabinet to house equipment.

F. Parisi stated electrical service will be brought to the site but they would be responsible to pay for the service to their equipment and added that the monthly bill is minimal.

F. Parisi stated they could place their generator on site – but there is not one that will be available for them to hook into – they have to provide it themselves.

F. Parisi stated that adding the public safety antennae is more easily done on a monopole rather than a monopine.

F. Parisi stated the Zoning Ordinance encourages the use of existing trees in camouflaging the facility and that the proposed tower site will do so as no one will be able to see the base compound of the tower.

C. Lehner asked if other design options could be provided by Vertex.

F. Parisi stated there are basically three alternatives: a lattice tower which looks like an erector set, a monopole tower which is a single pole with all the wires inside the pole and the antennas at the top and a monopine tower which is a camouflaged pine tree.

Questions from the Public:

F. Stevens stated his Holderness home sits on the south side of Little Squam Lake and the proposed tower will be in the center of the horizon of his view.

F. Stevens stated the tower will be an eyesore to some degree no matter which type of pole is constructed.

F. Stevens stated his great concern that measures be taken to assure that there will never be a light on the tower.

P. Bennett stated he was not prepared to discuss what type of pole would be constructed as it was his understanding that a key tenant of the application was that it was for a monopine tower.

P. Bennett read the following from the Zoning Ordinance:

*"575.3.2.4: Ground mounted telecommunications facilities shall be designed so as to be reasonably camouflaged to the greatest extent possible in the judgment of the Planning Board. .... It is understood that facilities taller than the existing surrounding tree canopy may not be totally camouflaged."*

P. Bennett stated lowering the tower to a height of 120ft. will allow for the camouflage to reach down to the tree canopy height – thus avoiding the look of a "toilet brush".

P. Bennett stated a camouflaged pole was a key piece of the application and a new application may be necessary to move away from that.

K. Barrett stated he supports a 140ft. monopole as it would provide the greatest coverage on the lake and that it is a matter of public safety.

B. Nesheim stated he will be able to see the tower from his home.

B. Nesheim stated his concern that the tower be required to be unlighted and that he prefers a monopole rather than a monopine tower.

T. Dunphy asked if a monopole can be converted to a monopine after it was constructed.

F. Parisi stated that a monopole cannot be converted to a monopine after construction as the two structures are designed differently.

T. Dunphy asked if multiple shorter towers would be able to accomplish the coverage objective.

F. Parisi stated it would not due to the topography in and around Holderness and that it doesn't make economic sense to try to do so.

K. Barrett stated the importance to build a tower with the maximum coverage for the town and the lake.

F. Stevens stated he has reliable cell coverage at his Holderness home and questioned the reliability of the coverage map provided in the application.

F. Parisi stated that some coverage can be provided by nearby cell towers but it is spotty and may not be reliable.

E. Mardin, Fire Chief stated that Public Safety in Holderness has real issues with communications due to poor cell coverage as GPS cannot ping on cell phone locations without reliable coverage.

E. Mardin stated the Fire and Police Departments in Holderness support the construction of a 140ft. tower.

E. Mardin stated the Fire Department is willing to work with Vertex with regard to the letter from LRMFA in the way F. Parisi discussed earlier in the meeting.

B. Snelling asked regarding the performance security for construction of the road and removal of the tower.

F. Parisi stated a NH licensed engineer calculated the cost to remove the tower to be \$30,000.00 and that Vertex is prepared to provide a bond from a surety licensed in NH for that amount.

F. Parisi stated the performance security for the stabilization of the road will be calculated once the plan is approved and it can be included as a condition of approval.

B. Snelling closed the Public Hearing at 8:15pm.

B. Snelling suggested that the two main issues are cell tower height and type of pole.

B. Snelling stated his opinion that the monopole would be less of an eyesore.

The following members stated their support of a monopole rather than a monopine:

A. Francesco, C. Lehner, P. Francesco, L. Pare and R. Huntoon

A. Francesco stated her support of building a 140ft. tower.

The following members stated their support of a 140ft. tower:

C. Lehner, P. Francesco, L. Pare and R. Huntoon

**MOTION: “To approve Application submitted by Fran Parisi as agent for Vertex Tower Assets, LLC for a Site Plan Review to install a cell tower on property owned by William B. Webb and Bonnie L. Webb Trustees identified as tax map 239-046-000 with the following conditions:**

**A 140ft. cell tower is to be constructed**

**It will be a monopole without the additional camouflage of a monopine**

**It will have no permanent lighting anywhere on the structure**

Motion: A. Francesco

Second: L. Pare

Discussion:

B. Snelling made the following motion:

**MOTION: “To amend the motion on the floor to include the following additional conditions:**

- **Provide an approved NH Alteration of Terrain Permit**
- **Provide reasonable space on the tower for emergency services antennas at no cost, space on the compound for emergency services equipment storage and access for emergency services to a metered electrical service**
- **Provide a surety bond in an amount to be agreed upon by the Board for the removal of the tower**
- **Provide a surety bond in an amount to be agreed upon by the Board for stabilization of the road**

Motion: B. Snelling

Second: A. Francesco

Discussion: P. Bennett questioned the authority of the Planning Board to approve a monopole which was not represented in the application.

A. Francesco stated that it is within the scope of the Planning Board to make a determination that the tower be constructed as a monopole.

Motion to Amend Passes: 6-Yes 0-No 0-Abstention 1-Absent (D. Bunnell)

**MOTION: “To approve Application submitted by Fran Parisi as agent for Vertex Tower Assets, LLC for a Site Plan Review to install a cell tower on property owned by William B. Webb and Bonnie L. Webb Trustees identified as tax map 239-046-000 with the following conditions:**

- **A 140ft. cell tower is to be constructed**
- **A monopole without the additional camouflage of a monopine will be constructed**
- **There will be no permanent lighting anywhere on the structure**
- **An approved NH Alteration of Terrain Permit will be provided**
- **Regarding Emergency Services the following shall be provided:**
  - a. **reasonable space on the tower for emergency services antennas at no cost,**
  - b. **space on the compound for emergency services equipment storage and**
  - c. **access for emergency services to a metered electrical service**
- **Provide a surety bond in an amount to be agreed upon by the Board for the removal of the tower**
- **Provide a surety bond in an amount to be agreed upon by the Board for stabilization of the road**

Motion: A. Francesco

Second: R. Huntoon

Discussion: None

Motion Passes: 6-Yes 0-No 0-Abstention 1-Absent (D. Bunnell)

**NEW APPLICATIONS:**

B. Snelling introduced the following new application:

**Case #20-7-7:** *Application submitted by Kevin French as agent for a Subdivision of property owned by Gail Beaulieu, Trustee of the Judith J. Dearborn Trust identified as Tax Map 210-019-000 located at 449 Mount Prospect Road in the Rural Residential District, in accordance with the Town of Holderness Subdivision Regulations.*

K. French presented the application using a plan titled: "Subdivision for the Judith J. Dearborn Trust 449 Mt Prospect Road".

K. French stated a 5acre parcel with the existing house will be subdivided from the 53acre parcel.

K. French stated a view easement will be included to protect the view of the existing home down into the valley and to keep the existing field as a field.

**MOTION: "To accept the application for Case #20-7-7 as complete."**

Motion: B. Snelling

Second: A. Francesco

Discussion: None

Motion Passes: 6-Yes 0-No 0-Abstention 1-Absent (D. Bunnell)

B. Snelling opened the Public Hearing at 8:44pm.

C. Lehner stated the plan submitted should have contour lines labeled to indicate the height of the land.

T. Dunphy asked if just the 5acre parcel with the house is being subdivided off at this time.

K. French indicated that the property owners do have plans for future subdivision of the remaining acreage but that only the 5acre parcel with the existing house is being subdivided at this time.

B. Snelling closed the Public Hearing at 9:05pm.

**MOTION: "To approve the application submitted by Kevin French as agent for a Subdivision of property owned by Gail Beaulieu, Trustee of the Judith J. Dearborn Trust identified as Tax Map 210-019-000 located at 449 Mount Prospect Road in the Rural Residential District, in accordance with the Town of Holderness Subdivision Regulations."**

Motion: A. Francesco

Second: C. Lehner

Discussion: None

Motion Passes: 6-Yes 0-No 0-Abstention 1-Absent (D. Bunnell)

B. Snelling introduced the following new application:

**Case #20-7-6:** *Application submitted by Kevin French as agent for a Boundary Line Adjustment on property owned by Cynthia Dussault, Trustee of the Cynthia Dussault 16 Rev. Trust identified as Tax Map 101-005-001 and 101-005-000 located at 70 Maple Ridge Road and property owned by Joseph & Jacalyn Dussault, Trustees of the Joseph & Jacalyn Dussault Rev. Trust identified as Tax Map 101-004-001 and 101-004-000 located at 52 Maple Ridge Road in the Rural Residential District, in accordance with the Town of Holderness Subdivision Regulations.*

K. French stated the original subdivision/boundary line adjustment was approved in 2017 and the application before the Board includes a slight boundary line adjustment and a change to the layout of the hammerhead to make the turn less severe than originally approved.

K. French indicated that the Road Agent supports the change to the hammerhead.

**MOTION: “To accept the application for Case #20-7-6 as complete.”**

Motion: B. Snelling

Second: P. Francesco

Discussion: None

Motion Passes: 6-Yes 0-No 0-Abstention 1-Absent (D. Bunnell)

B. Snelling opened the Public Hearing at 8:50pm.

No questions/discussion were submitted.

B. Snelling closed the Public Hearing at 8:52pm.

**MOTION: “To approve the application submitted by Kevin French as agent for a Boundary Line Adjustment on property owned by Cynthia Dussault, Trustee of the Cynthia Dussault 16 Rev. Trust identified as Tax Map 101-005-001 and 101-005-000 located at 70 Maple Ridge Road and property owned by Joseph & Jacalyn Dussault, Trustees of the Joseph & Jacalyn Dussault Rev. Trust identified as Tax Map 101-004-001 and 101-004-000 located at 52 Maple Ridge Road in the Rural Residential District, in accordance with the Town of Holderness Subdivision Regulations.”**

Motion: B. Snelling

Second: A. Francesco

Discussion: None

Motion Passes: 6-Yes 0-No 0-Abstention 1-Absent (D. Bunnell)

B. Snelling introduced the following new application:

**Case #2017-06:** *Property owners, Cynthia Dussault, Joseph P. Dussault and Jacalyn K. Dussault request relaxation of a portion of the conditional approval granted for Case# 2017-06. Case #2017-06 was submitted by Kevin L. French, L.L.S., as agent for property owned by Cynthia Dussault, Joseph P. Dussault and Jacalyn K. Dussault for a 2-Lot Subdivision and Boundary Line Adjustment of property located at 70 Maple Ridge Road, identified as Tax Map 101-004-000 and Tax Map 101-005-000, located in the Rural Residential District, in accordance with the Town of Holderness Subdivision Regulations.*

K. French stated property owner J. Dussault requests that the Board relax the condition to pave the areas of Maple Ridge Road with a slope greater than 7%.

B. Snelling stated that they would need a variance from the ZBA in order for the Planning Board to consider the request.

**OTHER BUSINESS:**

1. B. Snelling stated the discussion on Ordinance 400.6.4.3. will be moved to August 18.

2. Next Meeting - Tuesday, August 18, 2020 at 6:30PM

The Board agreed to have a practice Zoom meeting with members who have had difficulty connecting to the Zoom meetings.

**CORRESPONDENCE:** None

**ADJOURNMENT:**

The following motion was made at 9:20pm.

**MOTION: "To adjourn."**

Motion: A. Francesco

Second: C. Lehner

Discussion: None

Motion Passes: 6-Yes 0-No 0-Abstention 1-Absent (D. Bunnell)

Respectfully submitted,

Nancy Decoteau, Land Use Boards Assistant