

**MINUTES
GILFORD PLANNING BOARD
FEBRUARY 1, 2010
CONFERENCE ROOM A
7:00 P.M.**

The Gilford Planning Board met in regular session on Monday, February 1, 2010 at 7:00 p.m. in Conference Room A in the Gilford Town Hall.

In attendance were: Chair-Polly Sanfacon; Selectman's Representative, Kevin Hayes; Regular Members: Jerry Gagnon, Richard Waitt, Richard Vaillancourt and Richard Sonia. Alternate(s): Wayne Hall and Dennis Corrigan.

Member(s) absent: Vice Chair-John Morgenstern and Alternates: Carolyn Scattergood, Andrew Garfinkle, and David Arnst.

Also present were John B. Ayer, Director of Planning and Land Use and Stephanie Verdile Philibotte, Technical Assistant.

P. Sanfacon led the Pledge of Allegiance, introduced Board members and staff. She read the rules of procedure for the public hearing. She appointed W. Hall to replace absent regular member John Morgenstern.

P. Sanfacon introduced the first application.

AT&T Mobility

Applicant proposes to co-locate additional antennae and provide associated equipment at an existing cellular telephone telecommunications facility on Tax Map & Lot #213-094.000 located at 9 Old Lakeshore Rd. in the Commercial Zone and Aquifer Protection District. Amended Site Plan Review. File #201000004. *Tabled from the January 19, 2010 meeting.*

Motion made by R. Sonia, seconded by R. Waitt, to take the application off the table. Motion carried with all in favor.

J. Ayer said the application contains waiver requests and they should be decided upon before the application can be accepted as complete. He said there are two additional waiver requests that need to be addressed. He discussed items #11 and 14 that need to be included in the waiver requests.

Motion made by R. Vaillancourt, seconded by J. Gagnon, to grant the following waiver requests:

11. Lot boundary courses.
12. Elevation benchmarks and statement of datum used to establish elevations.
13. Location of survey monuments.
14. Contour mapping.
15. Statement of error of closure.

16D. Wetland areas.

19. All utilities – water, sewer, gas, electrical, telephone, cable, etc.

20. Parking setbacks and buffers; all streets, roads, easements and rights-of-way.

21. Design of all site structures such as bridges, culverts, retaining walls, etc.

22. Plan views and cross sections of roads and streets.

23. Road construction to meet Minimum Road Standards.

25. Landscaping details with species and location.

26. All vehicle parking and coordinated chart of uses showing parking calculation.

27. Location and size of all signs.

Motion carried with all in favor.

Motion made by J. Gagnon, seconded by R. Vaillancourt, to accept the application as complete.

Motion carried with all in favor.

Peter DeMarco, agent representing the application, gave a brief presentation to the Board. He explained the antenna will be replaced and there will be a new equipment area constructed near the base of the tower.

The Board discussed the issue of the beacon light at the top of the tower and P. DeMarco said the ZBA required as a condition of approval the light be maintained at all time. The Board said that light has to be working and maintained at all times. P. DeMarco assured the Board the issue with the maintenance of the light will be brought to the owners of the property.

Discussion ensued about having to file the proper forms with the FAA. The Board decided they would add as a condition of approval the issue with the FAA forms.

P. DeMarco informed the Board that at the Site Study meeting Dana Pendergast, Fire Inspector, informed them that two fire hydrants need to be repaired and P. DeMarco suggested that be added as a condition of approval.

P. Sanfacon opened up the hearing for public input.

Howard Epstein, asked if the proposed antennas weigh differently than the existing antenna, if a structural engineering study has been done, will there be air conditioning equipment on the site, what will the dB levels be with the additional equipment, and if there will be a backup generator. P. DeMarco said the structural engineering study is submitted at the time of the building permit application, there is no air conditioning unit being installed and there is no back up generator planned for the site as well.

P. Sanfacon asked if H. Epstein's questions were answered and he said yes.

With no other public input; she closed the public hearing.

DELIBERATIONS

Motion made by R. Sonia, seconded by J. Gagnon, to approve the application with the following condition(s)

1. The hazard light at the top of the water tower shall be made functional prior to installation of additional antennas or related equipment.
2. The hazard light shall be continually maintained so that it is operating properly at any time cellular telephone antennas are in use on the tower.
3. Comply with the regional FAA direction to file form 7460 with the FAA or provide a communication from the Regional FAA that filing of the form is not required.
4. The applicant shall obtain any other federal, state, or local approval that is required.
5. Certify that the fire hydrants are operable.

Discussion on the motion

The Board discussed P. DeMarco said the owners would ensure that the light is repaired and maintained. P. Sanfacon called for the vote.

Motion carried with all in favor.

J. Ayer discussed the format for the Deliberative Session and decided to have P. Sanfacon make the motion to move the zoning amendments and J. Ayer will explain each zoning amendment.

Adjournment – Motion made by R. Sonia, seconded by K. Hayes, to adjourn at 7:26 p.m.
Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte
Technical Assistant