

TOWN OF FREEDOM

A **PUBLIC MEETING and PUBLIC HEARING** of the
Freedom Planning Board will be held on
Thursday, May 16, 2024
at 6:30 p.m. at Freedom Town Hall at 16 Elm St.

PUBLIC MEETING

The meeting was called to order at 6:31 pm by Linda Mailhot. Present are: Linda Mailhot, Brian Taylor, Jim Guido, Bobbi McCracken, Anne Cunningham, Jane Davidson (Alternate), Les Babb-Select Board Rep

Bob Rafferty is absent.

1. Review and approve minutes of the April 18, 2024, Planning Board meeting. –Jim made a motion to approve, Bobbi seconded. APPROVED

PUBLIC HEARING

2. Site Plan Review for Wabanaki Campground Conversion LLC located 39 Dennis Dr, tax map 20, lot 2 to the June 20, 2024 Meeting:

- Make Improvements to an existing campground, to include camp structure expansions, sanitary connections and improvements, etc.

Applicant has requested a continuance to the June 20, 2024 meeting. Jim made a motion to continue to the June 20 meeting, 6:30 pm at the Town Hall, Anne seconded. APPROVED

3. Notice is hereby given in accordance with RSA 676:4 that the Freedom Planning Board has received a supplemental application for Site Plan Review for GMR Holdings of NH, LLC, located at 375 Pequawket Trail, tax map 28, lot 24.

- To Construct a Wireless telecommunications service facility including a 130' monopole.

The Planning Board will begin the Design Review phase of the site plan review process. If that phase is completed, the Board may proceed to determine if the application is complete and to act on the application.

John Springer from Springer Law is presenting. Peter Cook and Amy White are also present. The items requested have been supplied:

ZBA – approved variances in March

Site plan - revised

Info regarding a mobile home on the lot. The mobile home has been removed. Same for job trailer.

Type of fence – chain link on 3 sides, one side wooden stockade.

Height of ice canopy and bridge – pictures were enclosed.

Canopy limited to 10' height

Ice bridge (cable bridge) consists of wire mesh. 8' height

Average county wind speed – documents were submitted.

Specifications of wind speed design – sheet submitted. TIA222 rev. H standards. Designed For 110 mph basic wind

FAA determination submitted, no lighting needed

Typical signage on enclosure shown

RF Emissions report submitted

Cut sheets for generator, chart showing decibel ranges

Waiver request regarding contour lines

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Supplement to project narrative

Jane asked about the 6% of what the FCC allows. Mr. Springer noted that this is for Verizon's antennas only.

Jim asked how often the generator will run. Weekly for 10-15 minutes, can be scheduled.

He also asked if they would be willing to put a light on the tower, even though it is not required. Typically this is not wanted.

Brian asked about the fuel tank capacity. Approx. 230 gallons

Mr. Springer – re: IDK Communications – April 12th letter – they did not receive until April 30. They sent a response to the Chair on May 7. It refers to the Blue Sky application. The letter also spoke about a site on Route 16. The Blue Sky site does not bring coverage to the GMR site. The RF materials that have been submitted are information on Verizon. GMR does not agree that the Blue Sky site will provide the coverage they say they will.

Anne Cunningham spoke about the burden of proof on the applicant.

Mr. Springer would like to know when they will be through the design review.

This is when the information is received back from the 3rd party as well as meeting all the informational criteria required.

Linda asked about a lightning rod. There is not one shown on the plan. Mr. Springer will confirm.

The public hearing was opened at 6:59 pm.

Larry Foss, owns property next door, and lots on the water. They are close abutters. They are not in favor. It would not be seen if it were on the Lake Road.

Denise Lawnicki and Jean Lawnicki – 380 Pequawket Trail. Own a lot across the street. Not in favor. There are buildable lots within 200'.

Public

Michelle Churchill – Daniel Rd. – there is already an approval for a tower on 100 acres of property. Does not have any coverage at her home. What is in the best interest of Freedom?

The hearing was closed at 7:06 pm.

Jim asked the representative from Verizon to respond to Ms. Churchill's concerns. Ms. White spoke about both towers being necessary in the Verizon network at some point in time.

Green Mountain spoke about leases just north of here that Verizon could have leased on.

Les Babb – does not feel that a light would meet the rural character of the town. He is concerned about the diesel fuel. It is in a containment area.

Brian had concerns about the diesel. It is in a groundwater protection area. Secondary containment is a must. Would like to see a condition of only one generator on site, rather than 4.

Linda reviewed the informational requirements in the design review phase. Soils information has not been gathered.

Anne spoke about the applicant being required to show that this tower is the only location that it can be done. The burden of proof is on the applicant. Is there an overlap? Brian would like a percentage.

Jim asked if it is possible to move it further inward on the parcel. Mr. Springer indicates that it is not. Jim also asked if it is possible to have just one generator, as Brian requested. Mr. Cook - FCC licenses require carriers to provide backup power. They are at risk of being in violation if they were to attempt to share. Some carriers use a back-up battery. Sound mitigation efforts are possible. Propane has other requirements. In some situations, battery backup will work, but in more rural locations, if the power is out for 2-3 days, a generator is required. Bobbi asked where in town Verizon is located? They will address this next month.

Security bond information will be required.

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Les asked for analysis for sound if there are going to be 4 generators running. They do not know who the other carriers will be, or what their generator will be. Les recommends a condition of maximum decibels on the site. Jim asked about the other 3 potential carriers, would they have to come before the Board. Yes
 Each carrier is responsible for monitoring their fuel levels, generator, etc.
 Brian asked about cell towers being out of service during the April storm.
 Anne asked about Verizon having a department that takes care of the generators. There is a technician assigned to a geographical area.

Info needed: Overlap of Blue Sky tower to be illustrated & percentage of overlap. Can one generator be used for 4 carriers? Will there be a lightning rod? Security bond. Updated info from IDK.

Jim made a motion to grant the waiver for the topo. Anne said this would normally be done during the checklist. No second. Motion failed.

A motion to continue to the June 20 meeting at 6:30 pm at the Town Hall was made by Anne, seconded by Jane.
 APPROVED

4. Review and act on changes to the Site Plan Review regulations- language was added. 4.1.6 to clarify regional impact.
- 6.1.2 action of Board letter, move regional impact to 6.1.2, determination of application completeness. Brian noted typos.
- 6.1.1 – there is no 5.2.2 – change to 5.1.2
- 6.1.2 - the word ‘concerns’ seems negative. Should it be changed? No
- 6.1.2 – 3rd party review- strike “in the discussion phase” in the fifth line
- 6.1.2 – info required – is it restricted to only commercial development? Yes as that is what Site Plan Review is for.

Anne made a motion to approve the changes to the site plan review regulations as amended tonight, seconded by Bobbi.
 APPROVED

5. Review and act on changes to the Site Plan Review - Cell Tower regulations – same types of changes as above in item 4.
4. Brian - Why is there a section 1700 in the zoning ordinance, site plan review regulations, and site plan review regulations for cell towers? Anne explained the history. Jane would like to see a timeframe for when things have to happen by in the regulation. Eg. This application is approved for “x” number of years. Linda – The NH RSAs have timelines. Our rules state 1 year for substantial completion.
- Brian’s typo edits above apply here as well.
- Bobbi made a motion to accept the revisions to the Site Plan review – Cell Tower regulations, seconded by Les.
 APPROVED

6. Review and act on changes to the Subdivision regulations – Anne made a motion to accept the changes to the subdivision regulations, seconded by Brian. APPROVED

PUBLIC MEETING

7. Short-Term Rental Applications

- Jackson – 57 York Lane – renewal- no comments from Board
- Turner – 43 Pleasant – renewal – no changes – in compliance – no comments from Board
- Teixeira – 21 Abenaki – renewal – nothing has changed. – no comments from the Board
- Cutlip – 123 E. Danforth – renewal – no comments from Board

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8. Public Comment

9. Other Business that can properly come before the board.

Bobbi made a motion to adjourn at 8:08 pm, Brian seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary

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