



**Salisbury Planning Board
Meeting Minutes
Public Meeting • Academy Hall
April 15, 2024
6:30 p.m.**

Joe Schmidl, Chair (2026)	Absent	Loretta Razin, Member (2027)	Present
Jeff Blanchard, Member (2025)	Present	William MacDuffie III, Vice-Chair (2026)	Absent
John Herbert, Member, Ex-Officio (2026)	Present	David Hostetler, Alternate (2027)	Present
Jeff Nangle, Alternate (2026)	Present	Joe Landry, Alternate (2025)	Present
David Kelly, Alternate (2026)	Present	April Rollins, Town Administrator	Present
Jim Hoyt, Alternate Ex-Officio (2024)	Absent	Jennifer King, Recording Secretary	Present

No members of the public attended the meeting at the Academy Hall.
Two people attended the meeting via Zoom.

Loretta Razin opened the meeting at Academy Hall at 6:37 p.m.

Loretta Razin **nominated** Jeff Blanchard as acting chair for this meeting
John Herbert **seconded** the nomination which passed with none opposed.

Loretta Razin **motioned** to recommend to the Selectmen the reappointment of Dave Hostetler as an alternate member
John Herbert **seconded** the motion which passed with none opposed.

Jeff Blanchard appointed Jeff Nangle and Joe Landry as voting members for this meeting.

OLD BUSINESS

Approval of Minutes

The Board reviewed the minutes of March 18, 2024.

John Herbert **motioned** that they approve the minutes as written.

Loretta Razin **seconded** the motion which passed with none opposed.

NEW BUSINESS

Conceptual Review - 203 Raccoon Hill Road

A team from the law offices of Steven Grill presented an overview of their plan to install a monopole tower and compound as proposed at 203 Raccoon Hill Road (Tax Map 236, Lot 3) owned by Charles Morshead Jr. located in the Agricultural Zoning District.

Steven Grill, counsel for the applicant began the presentation by introducing Kevin Delaney, VP ITW Site Acquisition and Development, Jonathan McNeil, Project Manager, and Kristin Walsh, In-House Counsel for ITW.

Attorney Grill told the Board that there is a lack of adequate cell coverage in this area. This project is looking to provide seamless coverage for major carriers. This would assist homes and businesses as well as people passing through the area. They recognize that these towers are not invisible. He noted that there are no existing structures in the area. Attorney Grill reviewed the factors that went into choosing this location.

They will be seeking a Conditional Use permit for height from the Planning Board in addition to some waivers relating to surveying and soil testing. Attorney Grill discussed the necessity of the monopole tower needing to be tall enough to clear the treeline so that the trees do not block the signal, which is why the tree canopy ordinance presents a problem. While they are proposing a taller structure it is only a single structure from which all 5 carriers will be able to close their coverage gaps.

They would like to move the entrance to the property as its current location appears to straddle the property line. They will also be seeking a variance from the ZBA for the width, as the monopole is wider at the base.

John Herbert asked if ITW is doing the tower in Boscawen. Jonathan McNeil replied they are not doing one in Boscawen, but they are doing the one in Wilmot. TA Rollins asked how long ago they received approval from Wilmot. Attorney Grill replied that they received it a couple of weeks ago.

John Herbert asked for a reference to the ordinance that limits the type of tower (monopole vs lattice tower). Kristin Walsh referenced section 10, item I.

Jeff Nangle asked about EMF and RFR exposure; do the exposure levels vary with height? Attorney Grill said not that much for practical purposes, but unless you're at the top of the tower with your head right next to the antennas, you'll never exceed the maximum exposure. They do have an engineer that has done these calculations and with all 5 carriers going at once it comes in at 1% of what the FCC would allow.

Jeff Nangle asked about the distance to the nearest residence? Mr. Delaney said it would be less than 1,600 feet, but they can provide that distance.

Joe Landry asked about cell tower noise. Attorney Grill answered that any noise would not come from the tower itself, but generators installed for emergency purposes; also, sometimes wind or ice build-up can create some minor noise.

Mr. Delaney gave details regarding the planned setup of the proposed site, including an updated plan for a driveway. They are looking to do a lease for the actual tower site location. 100'x100' total area containing an 80'x80' compound with a fence surrounding it. The tower would extend from the center of the compound. Total height is 150'. This plan meets all setback requirements.

John Herbert asked about how far they are looking to move the driveway. Mr. Delaney said they are only looking to move it 10 or 15 feet just to ensure it isn't too close to the property line.

Dave Hostetler asked if altering the curve of the driveway would achieve the same result. Mr. Delaney said that the area of concern is near the end of the driveway, which is why they wish to move it.

Jeff Nangle asked if they have had any interactions with residents. Mr. Delaney replied that they have not.

Asked about additional lease space for additional carriers. Delaney wouldn't necessarily expect another due to consolidation in the industry, but it's not impossible.

Dave Hostetler asked about the 150' vegetative buffer and 10-foot landscape easement, wondering if there are any concerns about encroaching on the abutting property boundary on the east side of the site. Mr. Delaney said that there is actually 190 feet of area; they are confident that there is enough room.

Dave Hostetler asked if they could provide pros and cons on both the tower style and lattice style towers. The base of the lattice style is much wider than the monopole, so it wouldn't be suitable for that site.

TA Rollins asked if they have spoken with the property owner and asked if they are aware that it is primarily a rental property.

Attorney Grill added that one other potential waiver they would seek is related to the storm drainage study.

John Herbert asked about electric service at the site. Mr. Delaney said that there are underground utilities in the area, and they would tap off of that.

Joe Landry asked if they still do balloon tests that would show the height of the proposed tower. Attorney Grill responded that they do; it would be up to the Board to request one.

Abutter Rebecca Darman-Lapitino commented via Zoom that no one has reached out to her yet. TA Rollins said that the abutter notices will go out prior to the Public Hearing.

Attorney Grill said that they are working through the application and their submission will be thorough and comprehensive and applicable to the scope of this project.

John Herbert asked about the requirement for placing a light on the tower. The only lights. Attorney Grill replied that for anything below 200', the FAA only requires it to be lit if they are in a flight path.

Joe Landry asked about the length of time for construction. Kevin Delaney replied that the total time is about 3 and a half months, possibly beginning this fall.

Fire Chief Bill MacDuffie Jr. asked the Board to make sure that there are negotiations during this process to include space on the tower for town radio coverage.

Other Business

The next Planning Board meeting is scheduled for Monday, May 6, 2024 at 6:30 p.m.

Adjournment

Joe Landry **motioned** to adjourn the meeting.

John Herbert **seconded** the motion and the Board adjourned at 7:37 p.m.

**Respectfully Submitted,
Jennifer L. King
Recording Secretary**