

PLANNING BOARD
Meeting Minutes
Tuesday, March 15, 2011
Town Hall, 120 Main Street
7.00 PM

1 Present: M. Colantoni, C. LaVolpicelo, T. Seibert, R. Glover

2 Absent: J. Simons, R. Rowen

3 Staff Present: J. Tymon, J. Enright

4 Meeting began at 7:02

5 **POSTPONEMENT**

6 **CONTINUED PUBLIC HEARING: 1679 Osgood Street,** Definitive Subdivision for 8 single-family
7 residential lots within the R-3 District, submitted by GMZ Realty.

8 **CONTINUED PUBLIC HEARING: 288 Sutton Street** “Mathews Way” Proposal of a Five (5) Lot
9 Definitive Subdivision.

10

11 **ANR**

12 1049 SALEM ST., applicant Gail Halloran. Applicant is requesting approval for an ANR plan to create
13 two lots, each with one dwelling unit. Existing lot currently contains two dwelling units.

14 J. Tymon: The ANR was not submitted prior to meeting.

15

16 **PUBLIC HEARINGS**

17 **CONTINUED PUBLIC HEARING: 125 Flagship Drive,** Application for Wireless Facilities Special Permit-Site
18 Plan Review. Proposal for construction of a 140 foot multi-carrier wireless tower, with associated equipment at the
19 base of the tower and the installation of 9 panel antennas with associated equipment cabinets in the Industrial 1
20 zoning district.

21 J. Tymon: Applicant has continued until April 5, 2011 because there are not enough eligible Planning Board
22 members to vote on this Decision tonight. Although there are four members present R. Glover has missed two of
23 the Public Hearings and can not vote.

24

25 **CONTINUED PUBLIC HEARING: 858 Great Pond Road:** Application for a Watershed Special
26 Permit to construct a vertical expansion of existing structure from one story to two stories, construct a
27 small addition, and to expand the two car garage to three and to connect it to dwelling structure by means
28 of a roofed walkway.

29 J. Tymon: There weren't any outstanding issues from the last meeting. Handed out draft Decision to be reviewed.

30 **MOTION**

31 A motion was made by to close the Public Hearing for 858 Great Pond Road by M. Colantoni. The motion was
32 seconded by C. LaVolpicelo. The vote was unanimous.

33 **MOTION**

34 A motion was made by to approve the Watershed Special Permit for 858 Great Pond Road by C. LaVolpicelo. The
35 motion was seconded by M. Colantoni. The vote was unanimous.

36

37 **DISCUSSION ITEMS**

38 Tom Zahoruiko: Carter Field Rd Street Acceptance

39 J. Tymon: There are still some outstanding issues in regards to the deeds that the attorneys are working
40 through. This is on the agenda for the next meeting and will be discussed as part of the Planning Board
41 Public Hearing where you will vote on all the Warrant Articles.

42

43 Carl Gehring: Proposed swap out of Verizon equipment located at Boston Hill and at 401 Andover
44 Street.

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45 J. Tymon: Carl Gehring, representing Verizon, would like to talk to the Board about a modification
46 regarding replacing existing antennas at Boston Hill (1275 Turnpike Street) and 401 Andover St.
47 Renewals were approved for both sites in 2008. The PB, in the past, had waived the requirement for a
48 Special Permit to swap out equipment at the Steven's Estate (Aug 19, 2008 meeting minutes). There are
49 criteria in the Special Permit that allows you to waive the Special Permit depending on whether the
50 change meets certain thresholds and Carl contends that these sites do not rise to the threshold to trigger
51 the requirement for a Special Permit.

52 T. Seibert: What month do the Special Permits need to be renewed?

53 J. Tymon: June and July of 2011.

54 C. Gehring, on behalf of Verizon Wireless: Verizon has existing installations at Boston Hill and 401
55 Andover St. and have been on air since 2005 and have renewed every three years. Want to swap out
56 antennas at both sites. Does not believe that this rises to the level of the threshold of triggering the
57 modification provision of the bylaw that would require a Special Permit. Also, would like to ask what the
58 Board would like to see in a renewal application. Displayed a visual of typical wireless installations on a
59 tower, a building, and a church. Both of the North Andover sites are on buildings. Stated the location,
60 number, and height of the antennas are specified but the exact antenna model is not when you go through
61 the Zoning and Planning process. Explained that they just want to proactively replace the existing
62 antennas with the latest RF technology antennas and that they will meet all the specified criteria that were
63 in the approved Special Permit. Submitted pictures of both the existing sites. Equipment is not being
64 added and there will not be a change to the height. Also, they will not be altering the terms of the Special
65 Permit by changing the number of facilities or technology.

66 C. LaVolpicelo: What would qualify as a change in technology?

67 C. Gehring: It is not a change in technology. It is just wireless telephone technology.

68 M. Colantoni: What does it support? We had residents previously that wanted to know what it
69 supported. Is this a 4G product?

70 C. Gehring: This is a 4G product but those are industry terms but it is not a change in technology. I
71 guess if we went to satellite it might be a change but this is not.

72 T. Seibert: Do the proposed antennas weigh the same as the previous ones?

73 C. Gehring: They are all a little different. Andover St--the existing range between 18 and 30 lbs. The
74 proposed are between 30 and 33 lbs. That can be an issue on a tower where you are exposed to the wind
75 loading. On 401 Andover St the antennas are hidden behind a screen wall and mounted on a roof on a
76 bracket. Boston Hill is façade mounted to a building and bolted to a bracket. If the Building Inspector
77 requires a structural we will give him one.

78 C. LaVolpicelo: Our bylaw should be more specific as to what a change in technology would be.

79 M. Colantoni: Asked if this equipment will be operating within the same frequency?

80 C. Gehring: Verizon has multiple licenses and we operate within the terms of the FCC license.

81 T. Seibert: Asked for Mr. Gehring to state for the record the two expert reports from Dr. Haes submitted
82 with the application regarding the RF readings on the proposed antennas.

83 C. Gehring: We voluntarily provide, without waiving any of our rights under Federal law, this study from
84 an independent, outside health physicist to show that we are still well within compliance of Federal and
85 State guidelines for RF.

86 M. Colantoni: Are there any base station equipment changes?

87 C. Gehring: The coax cables may be swapped out or an additional one added.

88 There was discussion amongst the Board as to how they would like to vote on the issue.

89 **MOTION**

90 Made a motion that J. Tymon provide a letter stating that the changes proposed do not rise to the level of
91 needing a special permit. The motion was seconded by C. LaVolpicelo. The vote was unanimous.

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92 T. Seibert asked that the letter specifically state that it does not meet the criteria under 8.9.7
93 modifications.

94 T. Seibert: As to the renewal, about 12 months ago the renewal was for guide towers.

95 J. Tymon: the last one done was at Steven's Estate and it is a monopole. Explained what was required
96 for that application and what has been required for others.

97 T. Seibert: What about a coverage map?

98 J. Tymon: other renewals have resubmitted the coverage maps that they originally submitted with their
99 application.

100 C. LaVolpicelo: Stated she didn't think it was necessary.

101 J. Tymon: Repeated RF and Noise reports are required.

102 T. Seibert: Cautioned that there may be additional things asked for in the future but as of right now does
103 not think a structural report is necessary. Would like a new RF Report after the antennas are put up, a
104 new noise report, insurance proof, and proof that the Landlord is still in support of the antenna
105 installations. Would like to see the new RF report post installation of the antennas regardless of whether
106 the Warrant article at the Town Meeting passes. As stated, we require them annually.

107

108 **MEETING MINUTES**

109 **MOTION**

110 A motion was made by R. Glover to approve the meeting minutes for the Planning Board meeting held on
111 03/01/2011. The motion was seconded by M. Colantoni. The vote was unanimous.

112

113 **ADJOURN**

114 **MOTION**

115 A motion was made by to adjourn the meeting by M. Colantoni. The motion was seconded by C. LaVolpicelo. The
116 vote was unanimous.

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118 The meeting adjourned at 7:48 PM.

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120 Meeting Materials: Agenda, PB meeting summary notes for 3/15/2011, Notice of Decision for Sprint Spectrum LP
121 d/b/a Sprint PCS and New Cingular Wireless PCS LLC dated 9/7/2010, Draft Decision for WSP for 858 Great Pond
122 Rd, Annual Town Meeting Warrant Draft, Application material (2) submitted by Gehring & Associates, LLC for 401
123 Andover Street and Boston Hill, Site pictures for 401 Andover Street and Boston Hill Meeting Minute Draft for
124 3/1/2011, 401 Andover Street Notice of Decision time stamped 2/11/2003 and Decision Renewal time stamped
125 June 19, 2008, Boston Hill Notice of Decision time stamped 6/15/2005 and Decision Renewal time stamped July 18,
126 2008.

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