

**TOWN OF NEW HAMPTON  
PLANNING BOARD  
MEETING MINUTES  
NEW HAMPTON TOWN OFFICE  
NEW HAMPTON, NH 03256**

February 25, 2014

**MEMBERS PRESENT:**

Mr. Kettenring, Mr. Mertz, Mr. Love, and Ms. Gregg (7:22 pm) were present.

**OTHERS PRESENT:**

Secretary Mrs. Vose and Fire Chief Drake were present.

**CALL TO ORDER:**

Mr. Kettenring called the meeting to order at 7:00 p.m.

**MINUTES:**

1/21/14

Mr. Kettenring tabled any vote on the minutes as there weren't enough members present for a quorum.

**CORRESPONDENCE:**

1. Copy of a letter to 104 Fun Diner, from the Selectmen, advising them to remove a boat which is onsite which appears to be for the purpose of advertising an off-premise business.

**MASTER PLAN UPDATE**

Mr. Mertz stated that there is nothing to report and the sub-committee is still working on the update.

**CAPITAL IMPROVEMENT PLAN**

There was discussion that a subcommittee may be formed and Mr. Kettenring advised that the department heads will need to submit to the Planning Board, their departmental capital equipment needs.

**INFORMATIONAL/CONCEPTUAL MEETING:**

*McLane Law Firm, for Verizon Wireless & SBA Towers, on land owned by William and Roberta Taylor, Ridge Road, Tax Map R-4, Lot 27 TOW, re: construction on existing cell tower*

Matt Whitehead, McLane Law Firm, was present.

He provided drawings of the current cell tower and the proposed addition of equipment by Verizon Wireless. At the 80 foot level of the 80 foot monopine pole. This will increase the capacity and proposes to add 3 remote radio heads and a junction box surge protector, behind the existing panel antennas.

Mr. Mertz noted that even though the drawing seems to show the antenna outside of the tree area, they are not really seen from a distance.

Mr. Love asked how long the installation would take and Mr. Whitehead said a few days.

Mr. Love asked what the cost would be for construction and Mr. Whitehead estimated \$15,000, which Mr. Love advised would trigger a building permit.

Mr. Mertz reviewed the requirements for when a site plan review would be necessary.

Mr. Love asked what would be the next step in getting more coverage and Mr. Whitehead stated it would require more cell towers in new locations.

Mr. Kettenring said the board would have to table further discussion on whether or not site plan review would be necessary, once there was a quorum.

## **OTHER BUSINESS**

Kent Brown - Brown Engineering, Michael Sharp, and Lisa Charest were present.

Mr. Brown provided drawings of a proposed site plan and explained that property owner Mr. Sharp would like to construct a health focus facility on his property along Route 104 at the exit 23 interchange, Tax Map U17, Lot 55. Mr. Brown explained that Ms. Charest of Summit Health, who would be the proposed end user for the site. The drawings showed two buildings which Mr. Brown said is similar to her property in Belmont. The construction would be done in two phases, the building to the west constructed first, with site plan approval for both. The proposal would replace the entrance to the class VI road, relocating it to adjoin the driveway entrance to the facility. Ms. Charest provided brochures on her current facility.

Mr. Kettenring asked how much traffic Ms. Charest would expect at this location. Ms. Charest advised that the 10,000 sq. ft. Belmont facility on the hour, every hour, they switch over 10-15 therapists, but has not done the math. The facility is open 6am to 6pm, seven days a week.

Mr. Kettenring advised that the entrance to Route 104 will probably be the most difficult aspect of the plan. Mr. Brown said they had a preliminary meeting with DOT to prepare the final driveway permit application. As there are a lot of grading issues they are preparing the Alteration of Terrain permit application and will wait for feedback from NH DES prior to applying to the Planning Board as it could change the site plan. Mr. Kettenring advised that the board has expressed concern in the past with steep slopes in a development and Mr. Brown said that they are proposing 3-1 slopes with benches to make it appear terraced. Mr. Kettenring said they would require native species plantings. Mr. Kettenring asked about the ROW going to Riverwood and why this was not being used as an access point. Mr. Brown explained that the grade differential is severe. DOT requested they relocate the class VI road access further from the interchange, while allowing access to the rear acreage of the lot.

Mr. Love asked how the phasing would work and the number of parking spaces. Mr. Brown advised that they would likely construct the building to the west first, with the parking nearby. The parking calculations in the ordinance are exceeded by this proposal but are designed to meet what Ms. Charest feels are the requirements of her facility. Mr. Mertz asked if consideration would be given to allow access around the first structure prior to development of the entire lot. Mr. Brown said there may be some temporary connection around the building.

Mr. Mertz expressed concern with the eastbound traffic coming over the ridge if there are cars waiting to turn into the facility. Mr. Brown said they have engaged traffic engineer Steve Pernaw to work on the

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proposal for DOT. Mr. Brown explained the buildings would look like the Belmont facility on Bishop Road.

Mr. Love asked Ms. Charest if she's considering other sites and Ms. Charest said this location is well suited for clients that are traveling to her other locations. She explained the diversity of the health and wellness offerings at the facility advising that she sub-leases rooms by the hour.

The board expressed appreciation for Mr. Brown's consideration of the possible issues with the site.

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Mr. Whitehead reviewed for Mrs. Gregg, the proposal from Verizon Wireless, as she was not present during the presentation.

Mr. Mertz confirmed with Mr. Whitehead that the panels shown on the plan were existing fixtures.

The board reviewed the activities subject to site plan review. Mr. Mertz made a motion, seconded by Mr. Love, that based on the fact that there was no change in use or level of activity that site plan review was not required. Vote was unanimous.

**MINUTES:**

1/21/14

Mr. Mertz made a motion, seconded by Mrs. Gregg, to accept the minutes as written. Vote was unanimous.

**ADJOURNMENT**

Motion to adjourn was made by Mr. Mertz, seconded by Mr. Love. Vote was unanimous. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Pamela Vose