

Planning Board Minutes  
Wednesday, 18, Sept. 2013  
Mallett Hall  
7:00 PM

Members present: Ron Hodsdon, Joan Mueller, Liza Nichols, John Bowdren, alternate Jerry Gould, planner Tony Dater

Members absent: Matt St. Cyr

Guests: CEO Barb Skelton, Bob Gashlin, Robert Pelletier, Leah and Jason Fayta, Dan Catlin

1. Call to order: at 7:00 by the Chair

2. Secretary's Report: Meeting minutes of 8/21/13 – on a motion by Hutch, seconded by John, the minutes were so moved and accepted as presented.

Workshop minutes of 8/27/13 – motioned by Joan, seconded by Hutch, so moved and accepted as presented.

Workshop of 9/10/13 – motioned by Joan, seconded by Hutch, so moved and accepted as presented.

3. Old Business: None

4. New Business: Maine RSA #1, Inc. (aka U.S. Cellular), Bob Gashlin of KJK Wireless representing. Bob gave a brief history of the Loring Lane cell tower – approved in 2010, U.S. Cellular reserved the top two locations on tower, AT&T co-located in 2011 on third location. U.S. Cellular now plans to add three antennas in the reserved second location. Bob's concern is that this is not a co-location but rather expanding on what they already have. Currently there are 6 antennas on the top spot and AT&T has 9 on their spot below. Bob explained the reason for U.S. Cellular's split is because they will be using a different frequency and need space from the other antennas. The array will be the same size but the antennas a bit larger. Nothing on the ground will change – no additional generator or building. In discussing the fourth lower spot Bob mentioned that the monopole can hold many more arrays; he mentioned twelve. The original plan approved four only. Bob gave the Board drawing specs. of the new array and a letter from their engineers.

At this point Barb mentioned that she had issued a permit to AT&T for additional antennas on their array. AT&T had made it clear to her, confirmed by the town attorney, that new regulations require towns to permit without review. Bob said he was aware of the regulations, but that it didn't prohibit review.

Hutch made a motion that we approve U.S. Cellular's request for a second array on their tower because we previously approved the use of the second pole location. Joan seconded. So moved and accepted.

Dan Catlin, Hallowell Rd. – Dan reported that he had been unable to locate a septic tank, though he had found piping and a leach field, so it looks as if he will be redoing the septic on his property. Hutch spoke of the deed's listing of two pieces of land that now appear to be one. The first is roughly three acres and has some description; the other the deed says is four acres and gives no description. Dan had not gotten a surveyor yet though had spoken to some. There was some confusion about noting the high water floodplain mark; he doesn't believe he is in the flood zone. That will be determined when a

survey is done. All other wetlands must be located as well. Dan would like to avoid the expense of a survey if the property is not buildable and feels there is some exception since a house was there before. The Board's stance is that it cannot determine such without a survey plan. Hutch felt it behooved us to see the property to get an idea of the wetlands. The Board will go ahead with the onsite, on Saturday 21<sup>st</sup>, knowing that another will be necessary once a plan is in place. Dan said he will flag as much as he can – house site, wetlands, frontage. There are no pins in place that he knows of, just rock walls. We reiterated that a plan must show all wetlands, setback from the stream, high water line/ 250 feet from the upland edge of the wetland, set back from the stream and all the setback, frontage, location requirements.

Fayta property, Hodsdon Rd. (Pinkham Subdivision) – Leah & Jason Fayta and Bob Pelletier gave us a drawing of the lot showing the new locations of driveway, septic, house and well along with an HHE200 form and septic design. The driveway entrance has been approved by the RC and the proposed driveway now disturbs less wetland. Distances from house, septic, well and sidelines are appropriate. Joan questioned whether this is an amended subdivision and thus a new plan. Hutch made a motion that the Board had reviewed the changes to the Pinkham Subdivision Plan, dated October 25, 2000, now owned by Robert Jason <sup>Fayta</sup> and Leah Fayta, and agreed to the relocation of the proposed driveway and septic system as referenced on the new building permit. Joan seconded. So moved and accepted. Liza will write the CEO of our review and approval and provide a copy of the new drawing. 10/16/13

5. Discussion: Tony's report – he passed out a sample of a new Shoreland Zoning application. Hutch took the copy and it will be passed along to other Board members to review. Tony will work up a road ordinance, as we discussed in the Sept. 10 workshop.

6. Other: before the CEO left we discussed the issues of the Catlin project and Barb updated us on Bill Schmidt's road on Poland Range Rd.

Jensen & Baird Seminar, Oct.3 – Hutch, Liza, Tony and Jerry will attend.

Liza will send Judy Colby-George, Spatial Alternatives, a copy of Sherry Dietrich's needed changes to the Zoning Map for our October 16 meeting.

Next workshops: 24, Sept., 8 and 22, Oct., 8:00 AM

7. October agenda: Spatial Alternatives, Dan Catlin.

8. Adjournment: 9:07 PM

Respectively submitted,

*Liza Nichols*

Liza Nichols, Secretary