



# Town of Hopkinton

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## HOPKINTON PLANNING BOARD MINUTES DECEMBER 8, 2015

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, December 8, 2015, beginning at 6:30 PM in the Hopkinton Town Hall. Members present: Vice Chairman Michael Wilkey, Ex-Officio James O'Brien, Timothy Britain, Cettie Connolly, Celeste Hemingson, and Alternates Clarke Kidder and James Fredyma (both arrived at 6:35 PM). Members absent: Jane Bradstreet and Alternate Richard Steele. Staff present: Planning Director Karen Robertson.

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Due to the absence of a regular member, Mr. Kidder was designated as a voting member. Chairman Ellsworth declared a quorum present.

### I. Review of the Minutes and Notice of Decision of November 10, 2015.

Cettie Connolly, seconded by Celeste Hemingson, moved to **APPROVE** the Minutes of November 10, 2015 as presented. Motion carried unanimously in favor (Wilkey, O'Brien, Britain, Connolly, Hemingson and Kidder).

Cettie Connolly, seconded by Clarke Kidder, moved to **APPROVE** the Notice of Decision of November 10, 2015 as presented. Motion carried unanimously in favor (Wilkey, O'Brien, Britain, Connolly, Hemingson and Kidder).

### II. Conceptual Consultations.

There were no conceptual consultations.

### III. Applications.

1. **Site Plan Review/Conditional Use Permit #2015-12, New Cingular Wireless PCS, LLS d/b/a AT&T Mobility and American Tower Corporation, located at 72 Emerson Hill Road, Tax Map 218, Lot 12, R-3 District – Continuation of the November 10, 2015 meeting.** The applicant is proposing a wireless telecommunications facility to include a 115' monopine telecommunications tower and related equipment shelter within a 50' x 50' fenced-in compound on leased land owned by Stonynook Farm.

Matthew Burke of Tower Resource Management, Inc. addressed the Board on behalf of AT & T Mobility and American Tower Corporation. Mr. Burke presented revised plans showing the distances from the proposed monopine to all buildings on the property in order to address the requirements of section 3.10.6.d of the Ordinance, requiring a minimum easement or leased area "equal to an area having a radius of 125% of the tower's height plus additional area for accessory structures and access". The proposed 100' x 100' proposed lease area will comply with the Ordinance, and any increase in size of the leased area will include the farm buildings. Based on the height of the proposed

monopine, the setback required from structures is 144'. The monopine as proposed will be 145' from the residence and 112' and 107' from two (2) accessory farm buildings. One building is a storage shed and the other a barn. Chairman Ellsworth questioned the specific use of the barn and storage shed. Mr. Burke was unsure, but agreed to provide the information.

Mr. Kidder questioned whether consideration had been given to moving the proposed tower so as to comply with the 125% requirement. Mr. Burke replied no, advising that relocation of the proposed tower will require an increase in the height of the tower, due to the topography of the property. He estimated that the difference in elevation would be approximately 20'. When considering the branches of the monopine and the elevation, the tower height would need to increase by approximately 30'.

Discussion ensued as to the location of the proposed tower and whether it should be constructed as a monopine or a monopole. Chairman Ellsworth suggested that the decision as to the type of tower should depend upon what is seen when conducting a balloon test. Mr. Burke concurred, and asked for a consensus of the Board as to the location of the proposed tower so that he could coordinate a balloon test with photo simulations showing what would be seen. Discussion ensued with a majority of the Board agreeing that the location proposed is a reasonable location for the balloon test to occur.

Mr. Kidder asked that Mr. Burke provide the Board with a profile showing the elevation difference from the location proposed and that of the existing silo. Mr. Burke agreed.

Mrs. Connolly and Mr. Wilkey expressed concern about the visual impact of the proposed monopine, rather than how it would compare to the silo where AT&T's equipment is currently located.

Discussion ensued concerning the two (2) waivers being requested. The first waiver concerns the height restriction (§3.10.6.b, §3.10.9) and the second waiver concerns the minimum leased area (§3.10.6.d). Following discussion, the Board agreed to require the balloon test to be conducted at a centerline height of 95' and 106'. The test will be conducted on Saturday, December 19<sup>th</sup> from 9:00 AM to 2:00 PM, weather permitting. An alternative date will be on Sunday, December 20<sup>th</sup>, during the same hours.

Mr. Kidder, seconded by Mrs. Hemingson, moved to **CONTINUE** application #2015-12 to the January 12, 2016 meeting, so that the Applicant will have an opportunity to conduct a balloon test and provide the Board with photo simulations of the same. Motion carried unanimously in favor (Wilkey, O'Brien, Britain, Connolly, Hemingson and Kidder).

## V. Public Hearing - Zoning Amendment for the 2016 Annual Town Meeting.

Pursuant to NH RSA 675:3, Chairman Ellsworth opened the public hearing. A full-text of the proposed amendment (attached hereto) was available at Town Hall, Town Clerk's Office and Town's website.

Proposed amendment as follows:

- a. Amend Section III Table of Uses 3.6 inserting 3.6.F.20 Self-Service Storage Facility as a use prohibited in all residential districts and village commercial districts and permitted by Special Exception in all commercial and industrial districts.

There were no comments from the public or members of the Board.

Motion made by Mrs. Connolly, seconded by Mrs. Hemingson, to **RECOMMEND** the amendment as written for the 2016 Annual Town Meeting. Motion passed (vote 6-0).

## **VI. Adjournment.**

Chairman Ellsworth declared the meeting **ADJOURNED** at 8:15 PM. The next regularly scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, January 12, 2016 at the Hopkinton Town Hall.

Karen Robertson  
Planning Director

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In accordance with RSA 677:15, any person(s) aggrieved by any decision of the Planning Board concerning application(s) may present to the Superior Court a petition, duly verified, setting forth that such a decision is illegal or unreasonable in whole or part and specifying the grounds upon which the same is claimed to be illegal or unreasonable. Such petition shall be presented to the court within thirty (30) days after the Board's final decision regarding the application in question has been filed and becomes available for public inspection in the Planning Office.