

Minutes of Planning Board meeting of September 9, 2021

Meeting called to order at 7:22 pm.

Attending PB members: Doug Mason, Jo Travis, Peter Charow, Bob Viarengo, Bill Gran

Also: Ed Pare (ATT representative), John McDonough (Heath Police Chief), John Ward (Greenfield Solar) Brian DeVriese, Pam Porter.

BG moved to approve minutes of 8-23. Seconded by PC and voted unanimously.

DM asked for a PB member to volunteer to be Secretary by next meeting.

Discussion of ATT cell phone tower Special Permit application

BV: Bob stated his reason for coming to Heath 30 years ago was the rural character of the community. He is concerned about the impact of a 180 ft cell tower.

PC: Peter expressed several concerns:

1. ATT has a responsibility to provide data on current coverage, which they have not done.
2. ATT online indicates service in Heath is currently good. This conflicts with their application.
3. Computer generated coverage maps are not adequate, we need data.
4. Where are the geographic boundaries in service?
5. No alternative locations were investigated by ATT.
6. The proposed 180-foot tower exceeds Heath zoning bylaw maximum of 110 feet.
7. Zoning requires 250 feet of frontage, while the proposed lot location has only 225 feet.

BG: Bill stated that he agrees with all of Peter's concerns. In particular:

1. If the locations of service gaps are not identified by geographic data, how do we know the proposed tower will fill them.
2. Large areas of Heath do not appear to be covered.
3. Road frontage does not meet zoning requirements.

DM: Doug questioned the Valentine real estate analysis provided by ATT, which is contradicted by a letter from local realtor Wanda Moony, whom he knows and trusts due to her long-time experience in this region.

JT: Jo stated that she had specifically asked about alternate sites, but none had been evaluated.

PC: Peter questioned the relevancy of the real-estate comparisons used by Valentine. Also, he stated when he worked in an urban location he depended on good cell coverage, but he came to Heath to get away from urban living. A 180-foot tower would not be compatible.

ATT: Ed Pare Questioned the inclusion in the Public Hearing record of the letter from Wanda Moony.

DM: Doug explained that the letter had been included with a letter from abutter Tara Mason who had attended the Public Hearing, but Doug suggested the Wanda letter did not need to be accepted.

DM: Doug asked for a motion to grant approval of the ATT Special Permit request.

BV: Bob moved to approve the application, and Peter seconded the motion.

The motion was defeated by unanimous consent.

Discussion of a solar instillation for Porter Devries at 48 Number Nine Rd.

Discussion included solar glare, setbacks and size of array. Bob moved that we approve the installation, Peter seconded, we approved unanimously.

Meeting closed at 9:15

Respectfully Submitted

Bill Gran