



TOWN OF MADAWASKA

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**MADAWASKA PLANNING BOARD
PUBLIC MEETING
THURSDAY, OCTOBER 23, 2014
AT 5:00 P.M.**

TOWN COUNCIL MEETING ROOM

MEMBERS PRESENT: Vince Sirois; Chairperson, Thomas Schneck, Gary Dufour, Vince Vanier, Adam Kavanaugh and David Lee

OTHERS PRESENT: James Cote, Thomas Bringda, Mark Cook, Ken Pelletier

CODE ENFORCEMENT OFFICER: Bob Ouellet

RECORDING SECRETARY: Sarah Pelletier

ARTICLE 1: Call the Meeting to Order.

The Planning Board meeting was called to order at 5:02p.m..

ARTICLE 2: Establish a Quorum of Members.

A quorum was established with Vincent Sirois, Thomas Schneck, Gary Dufour, Vince Vanier and Adam Kavanaugh in attendance.

ARTICLE 3: Determine any Conflict of Interest or Bias

There was no conflict of interest or bias by the Planning Board members concerning the following Article.

ARTICLE 4: To review and decide a land-use application for the construction of a communication tower to Bay Communication of Mansfield, M.A. Tower to be located on land owned by Kenneth Pelletier on Map 19 Lot 51, Zoned Rural Farm.

Mark Cook and Associate and colleague, Thomas Bringda, are here on behalf of Bay Communication and Northeast Wireless Networks. Northeast Wireless Networks is a FCC licensed cell/wireless carrier in Aroostook County and other counties in Maine. They provide the AT&T signal service, caller id, voicemail and email. Bay Communication and Northeast Wireless Network wish to provide an enhanced and a

reliable wireless service to meet the subscriber demands. They would provide seamless coverage in the event of an emergency, natural disaster or a severe storm when critical calls must be made. A critical component that other carriers go about providing reliability is establishing Redundancy in their wireless network as they can. They don't just rely on just copper or ideal fiber which may or may not be in the ground at the site. They also want to establish redundancy in wireless through the use of dish antennae at various sites. This provides the ability of the network never going down or failing. In this certain situation, St. David is unique in that it is central to the existing and pending cell sites. There is an existing site in Van Buren and pending facilities in Madawaska on Tower Lane, Wallagrass, Sinclair, Fort Kent and Grand Isle. This will provide a great network for the town of Madawaska and will provide alternatives and competition with other cell carriers which will also drive prices down and Individuals will have choice over several reliable carriers.

St. David is unique in that those surrounding facilities can connect to St. David. Dish Antennas from each tower can see each other. The antennas have a point to point line of site connection. It permits people to connect them to the network providing a parallel track; it prevents connections from failing.

Bay Communications, along with New England carriers, looks for existing structures that meet the criteria to what they are looking to do.

In this case they need 250 feet above ground level for two dish antennas which makes it high enough to connect to other towers. They are proposing self-supporting towers which don't have guide-wires or secondary supporting structures and it won't emit smoke or odor or cause any kind of nuisance. The configuration will be two- three feet, three inch diameter antennas at the 250' mark and another two- three feet, three inch in diameter antennas at the 150' mark. These dish antennas are connected via cables that run down the legs of the tower and are connected to one equipment cabinet right at the base. The base is a moon pad which is a low profile, steel grading platform that the cabinet would sit on. It uses standard 122/40 power. If there is fiber they use it; if not they use the best(Incomprehensible word) available. The tower is centered within a 100'x100' fenced in area. The fence will be gated and will be locked at all times. The fenced-in area sits within a 350'x350' area therefore creating setbacks from the tower center of 175 feet in every direction. The parcel of land the tower will be sitting on is approximately fifty acres with adequate space for both Lavertu Road and Little Mountain Road.

Included in the packet given to the Planning Board is a Structural Letter. The letter is stamped and signed by a Tower Manufacturer, *Sabre Industries Tower's and Poles*, Main Design Engineer, Robert E. Beacom, P.E.. The letter states how the tower is designed and how it's designed to withstand the telecommunications structural standards for the State, the County on a Federal Standard level. The tower is designed +25% for Federal safety factor. They take in to account the worst case Code scenario, what the Code requires as far as storm events, and adds 25% safety factor. In the event that the storm exceed the safety factor, the tower is designed to fold over and buckle onto itself. The bottom part where the three legs are would be nearly impossible to move because it is cemented in and the load from the top is taken away. Mr. Cook reminds the Board that the Clearance of 175 feet from center in every direction also contributes safety. Cabinets also meet the setbacks from the property lines.

Access to facility will be a private gravel road that will be plowed. There will be four or five electric utility poles leading to the tower. It will be used as backup electricity.

Tower will be located about 900 feet from both Lavertu Road and Little Mountain Road and the Snowmobile and ATV trails are about ½ mile from the site.

Mr. Cook also informs the Planning Board that also complete a Geo-tech report and send it to the tower company then, to their manufacturer. They will tell how much steel they'll need in the concrete base. They will use 36,000 feet of rebar in the foundation and 100 yards of concrete to make sure it doesn't blow over.

Planning Board member, Gary Dufour, questions if the signal strength will reach Madawaska. The signal will be open for all of the carriers to come on it. Most of the towers have about a six-mile radius. It will reach Madawaska's Tower Hill, down to St. Agatha Long Lake. The Primary function of this tower is to provide that redundancy hub for the surrounding cell sites including the one in Town on Tower Lane that's going to provide the cell coverage. The Board clarified that the Tower is not picking up our signal from St. David. It was also clarified that Bay Communications will be entering a lease with Ken Pelletier. Bay is the tower owner, the town is our primary tenant and they are going to lease off tower space to the cell company-sheriff's department, State Police or Fire Department.

Towers are designed for at least five cell carriers plus additional services. It is designed to hold the weight of public safety divisions that have problems with communications with certain parts of town. They could co-locate their services. They are able to host or accommodate the local and school channel. There is an additional 100'x100' fenced area to accommodate commercial carriers such as Verizon Wireless, Team Mobile, Sprint, US Cell, and Municipal. They will work out issues of interference between commercial carriers and public safety.

The Planning Board also wanted to clarify the location and specs of the tower. The tower will raise over 200 feet, will be painted and will have a lit Beacon light. Bay Communications must follow FCC/FAA requirements and regulations when it comes to the beacon lights. They discussed the beacon light of the airport in relation to this beacon light. The elevation of the tower is 889.1 feet and the airport is 967 feet high.

Gary Dufour motions to accept the Article as written; Thomas Schneck seconds the motion. All are in favor.

Vincent Vanier commented that he thought this presentation was so well put together. He also informed them that the Town and School would be looking into approaching them with something to help rectify the current weakness in reaching more people. They are planning on constructing this project this fall.

ARTICLE 5: To review and approve previous Planning Board Minutes.

There are no Minutes to be reviewed and approved at this time.

ARTICLE 6: Other Business

Issue 1:

Vincent Sirois proposes that they make changes to the Shoreland Zoning concerning permits. They've introduced changes to the Land Use Ordinance and for the sake of consistency between the two Ordinances, they wish to address Shoreland Ordinances tonight.

The Planning Board reviewed the Articles that will be addressed by Select People at a Select People's meeting tonight. Some of the Articles being addressed are issues that were once addressed by the Planning Board. For the sake of following through with these issues, the Planning Board will attend the meeting being held in the Madawaska Middle/High School Cafeteria.

The changes the Planning Board wishes to make in the Shoreland Zoning Ordinance are on Pg. 3 #12B #2.

Bob Ouellet reminds the Planning Board that Any Changes made must be sent down to Augusta to be approved.

Gary Dufour motions to change Shoreland Zoning non-conformance Section 12B #2 to read the same as proposed land use proposed changes...

No building or other structure shall be erected, moved, added to or externally enlarged without a permit therefor, issued by the Code Enforcement Officer. No building permit shall be issued except in conformity with the provisions of this Code, except after written order from the Board of Appeals. The Code Enforcement Officer shall maintain a public record of all building permits. A permit for which no substantial work has been commenced within one year shall expire. If the building or part is not substantially completed within two years of the issuing of the permit, the permit shall lapse. It may be renewed upon application. A building that requires renovation, repairs, or maintenance shall not require a building permit if the project cost of the work is \$15,000.00 or less.

Pg. 4 #2 strike out this part in Shoreland Zoning.

Definitions: in Shoreland Zoning Ordinance Pg. 39 Section 17

Proposed changes of definitions:

Renovations: Repairs and upkeep that do not change the existing footprint.

Project Cost: Project cost will be materials and labor necessary to complete the project. Local cost for materials and labor shall be used regardless of the source of material and labor.

Add definitions as read in Land-Use Proposal. Adam Kavanaugh seconds the motion. All are in Favor.

Issue 2: Gary Dufour wants to address rezoning sections on Main Street from Gagnon Road through town to the Frenchville line. He wishes to address the areas where residents are living. Code Enforcement Officer, Bob Ouellet proposes that the Board address changing setbacks rather than the Zones. Board members agree that changing the setbacks is the better way to go about making changes. The Board agrees that they wish to make it Business friendly and eliminate hurtles.

Another Planning Board meeting was lined up for November 3, @5:00p.m. for discussion on setbacks in Commercial Zone.

ARTICLE 7: Adjournment

Gary Dufour motions to adjourn at 5:55p.m.; Thomas Schneck second the motion. All are in favor.