

## Unity Planning Board Minutes

March 2<sup>nd</sup>, 2021

**Call to Order:** Meeting was called to order at 7:07 pm by Charles Rataj

**Roll Call:** Members present Charles Rataj (Chair), Bill Schroeter (Ex Officio), Bob Trabka (Member), Glenn Walker (Vice Chair), Tom Farmen (Member)

**Minutes of previous meeting:** Bob made a motion to accept the minutes from December 2020, Tom seconded it.

### **New Business:**

a) Bob Gashlin from U.S. Cellular presenting a plan for change of land use as follows:

U.S. Cellular has had a tower on Mica Mine Road for 29 years of a 30 year lease and is unable to renew the lease at the current location. They wish to move to a new site on a new piece of land to the east. The old tower will not be removed until the new tower is active. The site for the new tower is on Old Chandler's Mills Road. The plot for the new tower is currently 50 acres in a trust. The new site will be a 100' by 100' leased area with a 75' by 75' square fenced in area.

The purpose of the board is two part; the accept the plan as complete and then hold a public meeting for comment and determine if the plan is accepted.

The site would have a 580 foot access road. There are wetlands behind the area that are not effected. The current tower is 2500 feet from the proposed site. The storm water upgrades were added. The site is 1762 feet above sea level.

The 75' by 75' fenced area will include the tower and a 12' by 20' equipment shelter that would need power and fiber. The plan is for above ground utilities. The tower itself is 320' high with another 6' fence. The equipment shelter is for electronics, radios.

Access to the site is by Old Chandlers Mills Road with a locked gate. There is FAA required lighting for the tower and minimal lighting on site.

The following checklist items were covered by Bob Gashlin in detail

- 45' wide easements
- 12' wide gravel road
- Does not require a driveway permit
- Will not plow road in winter unless needed
- Need building permit for equipment shelter and selectboard must approve building on a class 6 road
- 1570' parking area with 16 parking spots
- Required to get health inspect, police, fire and conservation. Will provide email from fire chief. The site is engineered for large equipment.
- Not proposing landscaping because it is so far from the road
- Lights will be low density on the equipment shelter

- Signage will be a placard on the gate for identification 11" by 18" sign with the six digit site number.
- No fire hydrant, but will have chemical sprinklers
- No culverts are planned but there is a swall at the beginning of the road
- There will be upgrades to the road but it will remain unpaved
- Closest wetlands are 300' away
- Stormwater report said that with their upgrades there would be no impact
- No concerns in soil delineation.
- FEMA Flood Panel
- Identified wells on site but thy are not withing 75' rule of construction
- The 60 page Storm water management report was submitted Page 6 was missing and was later submitted by email

Glenn asked if the wells were covered open and Bob said that it was covered by wood.

- The Conservation committee had been consulted and Jennifer Thompson asked several questions which were responded to by Bob.

Residents were not properly notified and action needed to be taken to correct the issue. Bob, Bob and Chuck discussed the issue and created a plan to get into compliance.

- The proper FCC permits were already requested
- NH Register of deeds does not accept mylar anymore and thus none was submitted. Chuck needs to ask the register of deeds what to do about that. Bob will provide whatever needed to be in compliance.

Two members of the public were present. No questions were asked. It will take 12 weeks to build the tower.

Tom noted that the Historical Association may have questions. There is no noted impact however.

Coverage for cell phones will remain the same.

Motion and second were made to approve the plan; all voted to accept it as complete with none opposed.

- b) Chad Filon wants to subdivide 300 acres to build a second house on property. Only has a septic map. Would like to utilize an existing driveway as a right of way. Country Home is an abutter. It was mentioned that he would need 200' of road frontage and Chad believes that he has that. Bob suggested that he get a surveyor to work with them.

Chad asked what he need to do to start; he would need to have a survey done to create the lot in a way that would make it buildable. There is a checklist that they use.

#### **Unfinished Business:**

- a) Master Plan – still need to figure out a way to get in front of the town. Tom suggested town meeting or doing it outside. Board discussed next meeting making a tentative hearing to

schedule the master plan. The board would need to vote to make any changes, then have another public hearing and then present the master plan. \

b) Tiny Houses – No action or discussion

**All Other Business:** None

**Communication Directed to the Board:** None

**Adjournment:** Meeting was adjourned at 9:23 pm with unanimous vote

Respectfully Submitted,  
Liza Kupp  
Planning Board Secretary

## Unity Planning Board Agenda

April 6<sup>th</sup>, 2021

**Call to Order:** Meeting is scheduled for 4/6/2021, 7:00 PM at the Unity School Library

### **Unfinished Business:**

- a) Master Plan – Next step making a tentative hearing to schedule the master plan. The board would need to vote to make any changes, then have another public hearing and then present the master plan.
- b) Tiny Houses
- c) Chad Filon / Subdivision
- d) Albert and Erica Pfister / Quaker City Lot Merger
- e) U.S. Cellular / Old Chandlers Mills Road

### **New Business:**

- a) Dustin Coleman / Lot Line Merger on Skyline Drive
- b) Tina Boardman / Stage Road Camp Ground

**All Other Business:** None

**Communication Directed to the Board:** None