

**TOWN OF MEREDITH PLANNING BOARD
REGULAR MEETING**

August 4, 2008

Town of Meredith Planning Board. Present: Sue Dapkins, Krystine Hilton-Hadley, Will Outsen, Jeanne Sands, Nancy Turick and Floyd Vogt. Absent: Landa Palmer

Delaware County Planning Department. Present: Justin Shaw.

Townspeople: 8

1. The meeting was called to order at 7:03 p.m. by Krystine Hilton Hadley, chairperson.

2. Privilege of the Floor: The Wojciks

Raymond Wojcik, who with his wife Dorothy has resided in their home at the end of Gesell Road full time since 1991, voiced opposition to the proposed cell tower project in that vicinity. He enumerated reasons for his opposition and suggested ways to make a tower less objectionable if construction is deemed necessary. At K. Hilton Hadley's request, he later summarized his points in an e-mail that K. Hilton Hadley circulated among Planning Board members. It said:

The following is what I urged the Board to obtain with respect to cell towers.

1. Obtain independent expert analysis to determine whether adequate coverage for mobile service exists.

2. Exercise the Board's authority to protect residential areas against property devaluation and preserve the rural/agricultural nature of the Town. And I might add that the Comprehensive Plan adds the word historic rural agricultural nature. We are trying to preserve the unique ambiance of a small rural town. Protect my health and welfare rather than big money with profit as their bottom line.

3. Require the cell phone provider to provide proof of liability insurance to cover the negative impacts of property devaluation and potential future adverse health impacts.

4. Require the provider to show that this tower will fill in an existing significant gap in the ability of cell phone users to access the national telephone network. Show evidence that the area that the new tower will serve is not already served by another provider.

5. And that the tower is the least intrusive methodology to provide that service. If it is more expensive for SBA to provide a different solution, opt for more expensive vice more intrusive.

The priorities are clear to me.

1. Don't erect the tower. I don't want to see it. I don't want to be in the radiation pattern. I don't want property devaluation. I will lose on the value of house and property and have limitations on who will buy my property, if the tower is built.

2. If Route 28 is the target, place the tower on a ridge downslope to reduce visual impact. Look at the tower against a background of trees and land; not a tower against blue sky. Or locate it elsewhere on Gesell's property to reduce the visual impact we will suffer.

3. If Route 28 is the target, think out of the box. A big massive tower is the ordinary, every day solution. Find a different solution than a tower.

Thank you for your consideration,
Raymond and Dorothy Wojcik

3. Approval of the Minutes of the Meeting of July 7, 2008

3.1 Minutes of the Public Hearings of July 7, 2008: Nancy Turick made a motion to accept the amended minutes of the public hearing. Second: Jeanne Sands. Approved: 6-0.

3.2 Minutes of the Regular Meeting of July 7, 2008: Nancy Turick made a motion to accept the amended minutes of the regular meeting. Second: Sue Dapkins. Approved: 6-0.

K. Hilton Hadley requested that Elyse Segelken file the minutes as approved.

4. New Business: Margaret M. Jordan, Discussion of Boundary Line Adjustment Tax Map #62.-1-20, State Route 28 and Palmer Hill Road

Margaret Jordan is seeking to modify the boundary line adjustment that was approved at the July meeting of the Planning Board, because her neighbor Gerald Fabiano wants to purchase a little more land—estimated by her to be about an acre--in order to gain brook access. It was decided that the previous boundary line adjustment will be filed. M. Jordan will attend the Planning Board meeting in September with a new Mylar showing both the requested boundary line adjustment and the boundary line adjustment that had been approved in July 2008 and will provide a copy of the deed that includes a description of the parcel after the two boundary line adjustments have been made.

5. Old Business

5.1 Eugene F. Manguso, Jersey Road, Tax Map #63.-1-17 to Tax Map #63.-1-16.2, Boundary Line Adjustment

Eugene F. Manguso and Karen Gabriel would like to sell an existing house and approximately four acres, for which they have a buyer, and combine the rest of parcel TM #63.-1-17 with TM #63.-1-16.2 to make a 28-acre parcel. Thus a boundary line would be drawn to section off the four-acre parcel, and the boundary line would disappear between the remaining acreage of what is now TM #63.-1-17 and the adjoining parcel TM #63.-1-16.2. To comply with a Planning Board request, E. Manguso provided a Mylar and copies of a survey that showed the two lots with the new boundary line in place and without the old one and will submit to the town clerk a deed description to indicate what the two lots will look like when the boundary line adjustment has been made.

Motion to classify as a boundary line adjustment: Floyd Vogt. Second: Jeanne Sands.
Approved: 6-0.

Motion to approve the boundary line adjustment: Sue Dapkins. Second: Floyd Vogt.
Approved: 6-0.

5.2 SBA Tower II, LLC, Gesell Road

Amy McShane of Phillips Lytle, and Kevin Brennan, a cell-tower project manager for AT&T whose work covers sites in Delaware County and eight or nine other counties, addressed a number of concerns and questions raised by K. Hilton Hadley and other members of the Planning Board.

A. McShane supplied additional props for a greater height than originally submitted, as requested by the board, and copies of the photo simulations for the additional heights. The concerns and questions included coverage area, kind of tower (lattice), meaning of 24/7 site access (site is monitored remotely but rarely visited), lighting (motion detectors that are sensitive to drivers with lights), liability (AT&T produces insurance certificates for SBA and anyone else it is asked to insure), distance of nearest dwelling from proposed tower site (1,116 feet; also, A. McShane will check if there are other nearby dwellings), shelters, underground wiring, the electric company that would provide electricity to the proposed tower, additional carriers on the proposed tower, criteria for site choice (propagation charts, location, use of search rings in areas where carriers feel they need coverage, etc.), locating the proposed tower lower on the ridge (dropped calls could result), local coverage goals of AT&T and its anticipated schedule for achieving certain local coverage goals, health issues, the possibility of relocating the tower to a position that would make it less visible from the Wojcik home, the depth of the water table, the reasoning behind AT&T's consideration of the various tower heights in the application and in discussions at Planning Board meetings.

There was discussion about the appropriate point at which to hold a public hearing. Shelly Johnson suggested waiting until after the Planning Board has had an opportunity to review the report of the engineering consultants. Then the board may declare the application complete and call a public hearing. K. Hilton Hadley indicated that a date would be set for a public hearing after the Planning Board has received and reviewed a report from its engineering consultants.

5.3 Meredith Planning Board Bylaws Update

Tabled until September.

6. Change in September Meeting Date

The September meeting will take place at 7 p.m. on Monday, September 8, 2008, because the first Monday of the month is Labor Day.

7. Notification of Easement

The Watershed Agricultural Council is buying development rights on 81 acres on Elk Creek Road. Four of those acres will be set aside to build a house on, and the rest cannot be developed, according to Justin Shaw.

8. Adjournment

Motion to adjourn: Sue Dapkins. Second: Will Outsen. Approved 6-0. Meeting adjourned at 9:40 p.m.

Respectfully submitted,

Elyse Segelken
Recording Secretary