



TOWN OF WAKEFIELD, NEW HAMPSHIRE
PLANNING BOARD AND ZONING BOARD OF ADJUSTMENT

SITE WALK

Thursday November 4, 2021

Approved

MEMBERS		ALTERNATES		OTHERS	
Tom Dube Chairman	✓	Johnny Blackwood Alternate		Victor Vinagro, Building Inspector/Code Enforcement Officer Shoreland Officer	
Dick DesRoches Vice Chairman		Stephen Leroux Alternate	✓	Peter Gosselin, Building Inspector	
Ken Fifield Selectmen's Representative	✓				
David Silcocks, Member				Richard Sager, Town Counsel	
Doug Stewart Member	✓				
George Frothingham, Chairman	✓	Doug Stewart	✓	Victor Vinagro, Land Use Clerk & Code Enforcement Officer	
Don Stewart Vice Chairman		Robert Baxter Alternate	✓	Rick Sager, Town Counsel	
John Crowell		Natalie Kelley Alternate		Site Walk	✓
Judi DesRoches				Public Hearing	
Annie Robbins	✓				

Others present for the Site Walk

Francis D. Parisi and Jim Miller with Clearview Community TV.

Chairman Dube opened the Planning Board site walk and Chairman Frothingham opened the ZBA site walk at 6:00. Some of those in attendance walked through the woods prior to the meeting to see the balloon that was flown. It was not visible from that vantage point. Mr. Dube showed on his phone where they were standing.

The Chairmen closed the site walk at 6:07.

Respectfully submitted for approval at the next Planning Board and ZBA meeting,

Priscilla Colbath,
 Planning Board Secretary
 ZBA Secretary



TOWN OF WAKEFIELD, NEW HAMPSHIRE

ZONING BOARD OF ADJUSTMENT

HELD IN PERSON AND ON ZOOM

Thursday November 4, 2021

Approved

George Frothingham, Chairman	✓	Doug Stewart	Victor Vinagro, Land Use Clerk & Code Enforcement Officer	
Don Stewart Vice Chairman on Zoom	✓	Robert Baxter	✓ Rick Sager, Town Counsel	✓
John Crowell		Natalie Kelley	Site Walk	
Judi DesRoches	✓		Public Hearing	✓
Annie Robbins	✓			

Others present for the ZBA meeting

Planning Board Chairman Tom Dube, Ken Fifield, Doug Stewart, Johnny Blackwood, Dick DesRoches, Stephen Leroux, Dave Silcocks, Mark McRobbie, Madalyn Ness, Robert Ness, Derrick Thibodeau, Francis Parisi and Jim Miller and from Clearview Community TV.

Call the meeting to order

The meeting was called to order at 8:00

Seat Alternates as necessary

Alternate Robert Baxter was seated for Mr. Crowell. Mr. Don Stewart will participate via Zoom. Introductions were made.

Mrs. Robbins asked what are the criteria for notifying abutters? Mr. Parisi said we are to notify all direct abutters. She asked because the balloon was visible from Ballards Ridge Road. Mr. Parisi said that the Public Hearing was noticed and did appear in the newspaper.

Mrs. Robbins made a motion, seconded by Mr. Baxter, to accept the application as presented. (Vote 5-0)

Public Hearings

Major Site Plan Application: submitted by Francis D. Parisi, Veflex Tower Assets, LLC for property owned by Province Line Associates Trust, Adam & Christiane Benzing co-trustees, located on 4870 Province Lake Road, Tax Map 9-113. The Applicant is seeking an approval for a Major Site Plan Application in order to construct a personal Wireless Service facility consisting
The applicant has already made his case.

Mr. Frothingham asked if there is anything in our zoning regulations that says you may not have a cell tower if anyone can see it. Mrs. Robbins said in the Zoning regulations Article 24, B #7 says to be camouflaged to the greatest extent possible. She feels this should be discussed. She said there are cell towers in Wakefield that aren't camouflaged. Mr. Frothingham said just because you can see the balloons does not disqualify the cell towers. He saw the balloon from the golf course and had to scan the horizon looking for the balloon and finally saw it. He asked if this destroys the rural character of Wakefield. Why does it matter if we can see the balloon? Mrs. Robbins stated that the purpose and intent was to make sure the tower is compatible under Article 24A-Purpose and Intent. The main goal of the ordinance is to make sure it looks good. She said she hasn't made up her mind on this application as she's still digesting all the information given.

Mr. Stewart said that the balloon is one-third of the diameter of the carrier platforms. He suggested looking at the tower on Rt 16 going towards Ossipee. The appendages that are approximately twelve feet in diameter are what you'll be looking at not a thin pole. Mr. Baxter said he went riding around and you really have to look for towers and none of them are close to the road. After a while they fade into the background and you don't even notice them. He said you have to be open to the new technology. These towers are used for police, highway, fire and ambulance.

Mr. Frothingham said he has voted on cell towers in the past. He has voted to approve them and he knows where they are. Now, when he drives around town he doesn't see these towers. They become part of the environment. He believes too much is being made of the fact you can see a cell tower. When you are driving and pay attention to things you don't usually pay attention to seeing a whole row of telephone poles with wires. Mr. Baxter said he did not see many fully grown trees on the property and they will keep growing.

Mrs. Robbins said she believes their job is to balance the objective of the purpose and intent of this article to make it compatible and yet provide wireless service to Wakefield. Mrs. DesRoches said that a tower had been erected near Lovell Lake and they had no advance notice, after the initial shock you don't even notice it anymore. Are we going to reject it because it's slightly visible? She feels the benefit outweighs the sight of a couple of towers. Mr. Stewart would like to better understand the difference of a tower at the allowed height versus a 120 ft. tower. Not having that information, he is reluctant to approve the tower height. Mr. Parisi said they can provide that data. He also said that the technology has to be above the terrain which means it has to be visible. He said camouflaging brings more attention than just leaving it as is. He said there are six towers in Wakefield and you have a direct line of sight to one from the front steps of Town Hall.

Mrs. Robbins asked if the applicant is also asking for a variance from Article 7 which states; shall not be located in open spaces? Mr. Parisi said we are putting it in the middle of a 206 acre parcel that is heavily vegetated. It's not an open area. Chairman Frothingham believes that the applicant has gone through the five criteria in his presentation tonight that the ZBA has to consider. Mrs. Robbins asked Mr. Parisi to restate the hardship. He said the hardship is defined by the topography and terrain and the thirty feet above the average tree canopy.

Mr. Frothingham opened the Public Hearing at 8:31. Madelyn Ness asked about double coverage which would have to be addressed by the Planning Board. Derrick Thibodeau talked about the height of the trees and said that they are not fully grown. Mr. Doug Stewart, speaking as a citizen, said visual impact is part of our zoning and the existing towers are not in your line of sight while driving down the road. He said that when driving south from the golf course you're looking straight at the tower and this particular tower will be visible from the road and the lake and you will see it for years to come. You need to balance that with available service and safety. Also, we still don't know the amount of coverage the permitted tower will supply. Mr. Doug Stewart and Mr. Frothingham disagree with the visibility factor. Mr. Frothingham went to the golf course and had a hard time finding the balloon. Mr. Parisi said everything

Mr. Stewart said was said about the permitted tower and both boards decided that the public benefit was greater than the minimal visibility. The Boards have already made judgement calls for the other towers in town. Mr. Fifield, speaking as a citizen, said in reality we're speaking about three towers. Safety is a major issue. This tower is the least visible, the permitted tower is more visible and the most recent proposed tower is much more visible. He agrees that you do have to actively look for them. What matters is how they work together and do you need all three? Mr. Frothingham said the visibility issue is in front of us, not the coverage. Mr. Silcocks is most concerned with safety issues. Mr. Krafon said the property was logged ten to fifteen years ago. Is there anything to prevent the property from being logged? He said there is already cell service and we don't need additional cell service. Derrick Thibodeau said he did not have cell service and his one hundred campers don't have cell service.

Mr. Frothingham closed the Public Hearing at 8:51.

Mr. Frothingham said, we need to decide whether to approve the height of the tower not whether the tower can be built. Mr. Stewart said his reluctance to approve the 120 foot tower is that there is no indication as to what the difference in coverage would be between an allowed height and their requested 120 ft tower height. Mr. Parisi said if the ZBA decided to deny this and he appealed this he would have to show there is a gap in coverage and that is actually easy to do and that defines the hardship. Mrs. Robbins said the gap is elusive to her and she is not prepared to vote.

Mr. Stewart made a motion, seconded by Mrs. Robbins, to ask the applicant to provide us the data relative to a monopole constructed according to the zoning rules and regs versus coverage provided at 120 feet. (Vote 3-2)

Mr. Stewart made a motion, seconded by Mrs. Robbins, to continue this matter for two weeks to be discussed subsequent to the next scheduled matter before the Board that is the 18th of November.

Mr. Frothingham believes that this would be putting too much on the already continued meeting. After some discussion Mr. Sager suggested that the Zoning Board meet for both sites on November 18th. The Planning Board, on the 18th will continue their Public Hearing to another date certain sometime in December. Mr. Parisi felt that was a good solution.

(Vote 5-0)

Chairman Frothingham said this hearing is continued until November 18th when both sites will be discussed.

Minute Approval

Mrs. Robbins made a motion, seconded by Mr. Frothingham, to approve the minutes of October 21, 2021. (Vote 3-0-2)

Adjournment

Mrs. Robbins made a motion, seconded by Mr. Don Stewart, to adjourn the meeting at 9:15. (Vote 5-0)

Respectfully submitted for approval at the next ZBA meeting,

Priscilla Colbath,
ZBA Secretary