

PLANNING BOARD
Meeting Minutes
Thursday, September 10, 2015
Judge Welsh Room
6:30 P.M.

Members Present: Grace Ryder-O'Malley, Brandon Quesnell, Ryan Campbell, and Jim Woods.
Members Absent: John Golden and Mark Weinress
Staff: Gloria McPherson, Town Planner.

Acting Chair Ms. Ryder-O'Malley called the meeting to order at 6:32 pm.

Public Comments

There were no public comments

Public Hearings

Case #16-01

Application by Robinson & Cole LLP on behalf of Bell Atlantic Mobile of Massachusetts, Ltd. d/b/a Verizon Wireless requesting Site Plan Approval pursuant to Article 2, Section 2320, High Elevation Protection District (B), and Article 4, Section 4010, Administrative Site Plan Review of the Provincetown Zoning Bylaw for the collocation of three arrays consisting of four panel antennas each with associated equipment and cables on the water tower, the construction of a 12'x26' equipment shelter, and the installation of a concrete pad and a 500 gallon propane tank at the property located at 7 Captain Bertie's Way.

Mr. Mike Giamo for Verizon Wireless and Mr. Brian Sarchi with Robinson & Cole, LLP spoke on behalf of Bell Atlantic Mobile of MA, Ltd, d/b/a Verizon Wireless.

Mr. Giamo handed out revised plans to Board members. These new plans show the antennas to be mounted on the tank and painted to match the color of the tank. The shed is a standard enclosure for the equipment and is shown at the location the Town's Water Department requested. There will be no parking and it is only accessed rarely.

Mr. Woods asked if the components that will be mounted to the water tower will have any active cathodic protection and/or are they expected to rust. Mr. Giamo said the antenna and shed material won't rust but potentially some of the pipe mounts could in the future but they have a regular maintenance program to repaint before any rust is present.

Mr. Woods asked if there was any power to the equipment on the tower that might pose a hazard to workers and/or require warning signage. Mr. Giamo said the antenna are connected through the shed to the power grid but it doesn't need to be shut down to do work on the water tower.

Mr. Woods asked if the antenna will provide service coverage to any areas in town that are not currently covered, like the airport. Mr. Giamo said the improvements will be in three (3) directions, but it will mainly increase capacity to the network.

Mr. Quesnell discussed the last time the Board talked about increasing coverage to the beaches and dunes because of extensive use by residents and visitors and Mr. Quesnell asked why weren't they doing another, lower ring of antennas instead of filling in the gaps. Mr. Giamo said it could interfere with other carrier's coverage and the Water Department didn't want any more penetrations so antennas are dropped off the painter's rails.

Mr. Quesnell asked if they had any coverage maps. Mr. Giamo said they came to the Board last year requesting a Special Permit but the FCC ruled that where a site is already approved for antennas they only need a Site Plan Review (SPR) and don't need a Special Permit; therefore they didn't include any coverage maps. Mr. Giamo offered to email the maps if needed.

Mr. Quesnell indicated the Board would like to see more coverage in the dunes and beach areas for safety reasons and he would like to see language included in any future upgrades that would require improvements in coverage areas. Mr. Giamo said this is the first he's heard of this and he would suggest this to Verizon. Mr. Giamo said it could not be done for this project but he would look to see what the requirements would be for the dunes and beach.

Mr. Quesnell referred to the shed in the plans and asked if there are any service buildings that could be shared? Mr. Giamo said there is only the Water Department's shed and that Verizon had to add one for their purposes.

Ms. Ryder-O'Malley asked if they would exercise their generator in a way that won't be a nuisance to the neighbors. Mr. Giamo said they can set the maintenance cycle to whenever the Board wants. It only need to run one-half hour once per week.

Ms. Ryder-O'Malley asked if the concrete pad was to be a saw cut. Mr. Giamo said the Water Dept approved the plans.

Mr. Quesnell asked about night lighting. Mr. Giamo said there is one light, which is focused downward with a switch to turn on only when needed.

Ms. Ryder-O'Malley asked if the impervious area was the roof or shed, not on the side abutting the houses.

Mr. Campbell asked the depth of the coax cable. Jason said the Water Dept. likes it and standing off the take 10'-12' so they can paint behind it. The tray itself is 4" deep. Mr. Giamo said the design is a half dome to keep birds from nesting there.

No public comment and no letters submitted for the project.

Mr. Woods made a motion to grant site plan approval as presented with the conditions that (1) FCC signage be added to the fence surrounding the equipment shed; (2) the generator shall be exercised Wednesday's at noon or at another time agreed upon with Administrative approval by the Town Planner; (3) a performance guarantee for the removal of the equipment shall be provided to the Town in the amount of \$15,000. Mr. Campbell seconded the motion. The motion passed unanimously.

Mr. Giamo presented plans for work on the other water tank where he is requesting a minor amendment to the approved site plan. He asked for a different configuration for the retaining wall to protect Town property from erosion and still keep equipment shelter and propane tank within approved area. Mr. Giamo added that the amended plans had already been reviewed and approved by the Water Dept. and Building Commissioner. They plan to use sheet piling to ensure no erosion of the dune at the site.

Mr. Quesnell said he would prefer if the Town Planner took a look at it and approved the change. Mr. Quesnell added that he would like to have standard language in the Zoning Bylaws for typical conditions that apply to these applications; e.g., FCC signage, exercising the generator, performance bond, etc. Ms. McPherson said she would go to the project site at her earliest opportunity and she would draft a letter for the Board approval.

Mr. Quesnell recommended amending Section 7070 to add standard language for telecommunications projects. Ms. McPherson discussed a link for Site Plan Review (SPR) to Article 7 for those projects that only come under SPR rather than Special Permit because of new legislation.

Mr. Quesnell suggested talking to Town Counsel about cell coverage at the dunes and National Seashore. Ms. McPherson suggested trying to facilitate a conversation with the airport and seashore authorities.

Mr. Campbell asked if a repeater could be used at the airport. The Board agreed they would like a joint meeting with the Airport Commission regarding cell phone coverage. Mr. Quesnell suggested that we get more information from the Town Police and Fire Dept. about accidents and emergencies at the seashore and airport.

Work Session:

The Town Manager, Mr. David Panagore, introduced himself to the Board and offered to support the Board's needs. Various Board members discussed a variety of issues that have been before the Board.

Ms. McPherson presented information about Zoning Bylaw amendments of the Board of Selectmen for referral to the Planning Board after the public hearings. Ms. McPherson described updated information about the Curb Cuts general bylaw amendment regarding the Board of Selectmen or designee. Ms. McPherson also described many typographical errors and housekeeping changes that correct inconsistencies in the existing bylaws.

Ms. McPherson presented the current draft Inclusionary Bylaw. The Board members discussed and offered suggested edits. The BOS Chair, Mr. Tom Donegan, discussed matters related to payment-in-lieu vs. incentive programs.

The Board stamped and signed plans for Case # 16-01.

Meeting Minutes

No previous meeting minutes were reviewed.

Other Business:

No other business was discussed.

At 9:56 PM, Mr. Campbell moved to adjourn the meeting. Mr. Quesnell seconded. The motion passed unanimously.

Respectfully submitted,
Gloria McPherson, Town Planner

Approved by _____ on _____, 2016
John Golden, Chair