

**Pembroke Planning Board  
Tuesday, November 28, 2006  
7pm Pembroke Town Hall  
ADOTPED MEETING MINUTES**

**PRESENT:** Bob Bourque, Chair; Roland Lemoine, Vice-chair; John Harrington, Member; Alan Topliff, Member; Bill Faith, Member; Larry Young, Selectman; Cindy Lewis, Alternate; Todd Terrien, Alternate.

**EXCUSED:** Kevin Foss, Alternate; Mark Zydel, Alternate

**STAFF:** Laura Scott, Planning Director; Catie Tirrell, Recording Secretary.

Chairman Bob Bourque opened the meeting at 7:00pm.

**Public Hearings – New Business**

**Major Site Plan Application.** Case #06-107. Map 561 Lot 6-1, located at 91 Sheep Davis Road in the Commercial (C1) Zoning District. The applicant, Robert Peterson of REP Enterprises, on behalf of Real Estate Unlimited, Inc., propose to use the site for the retail sales of utility trailers and accessories. Proposed physical improvements to the site include a 40' x 52' expansion of the building, the relocation of the Borough Road Driveway, installation of a new sign, and the expansion of the parking area.

Laura Scott stated, in the packet, was a copy of the original site plan. Also in the packet was a memo from the applicant, and a memo from her, regarding some items that are missing or were not provided.

Cindy Lewis asked if the applicant was re-doing the Site Plan.

Ms. Scott, Planning Director, said no there was never a site plan done for this location.

Cindy Lewis stated that the original subdivision plan should not be used without consent from Richard Bartlett, who did the subdivision plan.

Robert Peterson, the Applicant, stated that the plan is used just for a tool to show the Board what they intend to do with the site.

Robert Peterson said they need to fence three sides of the property about four feet high. Mr. Peterson spoke of using the Borough Road entrance to the property as the entrance mainly to help the flow of traffic on Route 106. Mr. Peterson said the building updates would be in phase II as long as they could operate under phase I. The Applicant said they have the ability to hook up sewer, the water is already onsite, and the gas is also there. Mr. Peterson stated as far as Laura Scott's letter and addressing her concerns that required engineering, and other things that weren't

possible in the short period of time they had. Mr. Peterson stated he has not purchased the property as he is not sure how the Board feels regarding the business.

The amount of trailers that will be stored outside will be in the vicinity of 100 or so. Mr. Peterson addressed Ms. Scott, Planning Director, stating he does not believe they will have a dumpster as it is not needed. The Applicant went on to say there is no vehicle maintenance except tire changing happening onsite and that the tires are picked up by a third party.

Mr. Peterson, the Applicant, stated he just wants to know how the Board feels so that he does not want to spend the money on the property to find out later that the Board does not want the type of business he is proposing.

Brad Peterson spoke that there may have been some confusion and what they are looking for is a permit to operate, fixing up the current property, and clearing the land to put up a fence.

Ms. Scott stated regardless of whether the Applicant does the addition or not, a lot of the issues she and the Code Enforcement officer and the Engineer had still needed to be addressed.

Bob Bourque asked what the biggest trailer they stocked was.

Brad Peterson stated the biggest box enclosed trailer is 24 feet long and 11 feet high from the top of the tires.

Alan Topliff clarified to the Applicant that at this time the Board does not have enough information to go through the approval process. At this time, Alan Topliff requested that the application be postponed until more information is available from the Applicant.

Bob Bourque asked a few questions regarding the size of the site and the driveway material.

Brad Peterson apologized for the few details and the lack of information prepared for the meeting and asked the Board for input as to what they should have ready for the next meeting.

Bob Bourque stated on a site plan, things like where snow is going to be stored, and all the items listed from Laura Scott, Code Enforcement, and KV Partners.

Cindy Lewis spoke regarding the clear cutting of the property. She asked that they be sensitive around the perimeter and not to clear cut the entire property.

**Motion:** Bob Bourque motioned to postpone the Major Site Plan Application case # 06-107 until January 2007. Alan Topliff seconded.

**Motion approved by voice vote unanimously.**

**Major Site Plan Application.** Case #06-108. Map 563 Lot 90, located at 210 Center Road in the Medium Density-Residential (R1) Zoning District. The applicant, Chip Fredette of Omnipoint Communications, Inc, on behalf of Wilfred Poirier, proposes to construct a 150' Monopole communications tower and related ground-based radio equipment.

Laura Scott, Planning Director, stated that in your packet there is a memo from her dated November 22, item one on the memo has been taken care of; also there is material in the packet from KV Partners, the Code Enforcement officer, a summary from Chip Ferdette, a waiver request, and numerous photos regarding the site.

Chip Ferdette on behalf of Omni point communications a subsidiary of T-Mobile, a licensed cell phone service provider, spoke that T-Mobile experiences a gap of coverage in Pembroke. Most recently they obtained a building permit and deployed there antennas on a site in Allenstown. In that situation that site worked well in Pembroke as they move further North there is a gap in coverage and there were no existing locations available for the tower that work for T-Mobile. The proposed site is 210 Center Street, it is about two acres in size, out of a total 100 acre parcel, and meets the requirements from Pembroke.

Chip Ferdette presented several photos in reference to the site and location of the Cell Tower. The actual site selected by T-Mobile and Mr. Porier (the property owner) actually was where an existing garage was. They are proposing to use the same entrance to the property and there is no plan to build another driveway. The transformer on site is usable and power and telephone will be taken from that pole already onsite and brought to the compound underground.

Camal Johari gave a brief presentation on the frequency that T-Mobile runs. Mr. Johari continued on to explain to the Board that the height that they are prosing is what helps get more cell phone coverage.

Todd Terrien asked if there was anything else that can be done as to the appearance of the tower to help it blend in.

Chip Ferdette stated that the monopole is the slimmest design. The only thing you would see is the panels on the top of the pole. Mr. Ferdette stated that the site was only visible from three locations.

Mr. Ferdette stated that the conditions and concerns brought up by Ms. Scott, Code Enforcement, and KV Partners, are not problems and will be taken care of.

Chip Ferdette summarized his presentation by saying the site will be enclosed by an eight foot chain link fence with barb wire on the top for security purposes. The site is visited once or twice a month by a technical associate and will be traveling in a SUV or utility vehicle only in good weather months.

Alan Topliff asked what other locations the applicant looked at before 210 Center Street.

Chip Ferdette responded that had looked at other existing structures in the area and found none to be suitable.

Alan Topliff asked about the light being proposed on the plan.

Chip Ferdette said it will have to have the tower lit with a medium to low density light as per the FAA. Right now they are working on a way to shield the light from below while still affording the Pilots the light for navigation purposes.

Alan Topliff stated that under the general notes on the plan #6, that if in the future they want to add to the tower it does in fact have to come in front of the Board.

Bill Faith asked how high the tower will be.

Chip Ferdette said the tower will be 150 feet.

Todd Terrien was designated to vote for Paul Andrews

**Motion:** Alan Topliff motioned to accept the waiver requests. Larry Young seconded.

John Harrington- Y  
Bill Faith- N  
Alan Topliff- Y  
Roland Lemoine- Y  
Bob Bourque- Y  
Todd Terrien- Y  
Larry Young - Y

**Motion approved on 6-1 vote.**

**Motion:** Alan Topliff motioned to accept the plan as complete. John Harrington seconded.

John Harrington- Y  
Bill Faith- Y  
Alan Topliff- Y  
Roland Lemoine- Y  
Bob Bourque- Y  
Todd Terrien- Y  
Larry Young - Y

**Motion approved on 7-0 vote.**

Public Hearing opened at 7:45pm.

Bob Sala living on Center Road asked if the tower in Allenstown is like the one proposed.

Chip Ferdette answered yes.

Bob Sala asked how long it has been up

Chip Ferdette said about 2 years.

Bob Sala asked if after 2 years in operation if anyone in Allenstown has complained.

Chip Ferdette said no

Bob Sala wished them well.

Mike Payeur of 151 Pembroke Street stated he is not thrilled with the idea and had concerns about health and well being on a long-term basis. Mike also voiced concern of the light being put on the tower. Mike asked the Board if the tower would devalue his property.

Bob Bourque stated he did not believe it would devalue his property.

Public Session closed at 7:55 Pm.

**Motion:** Alan Topliff motioned to conditionally approve the plan 1) All conditions in Laura Scott's letter dated 11/22/06 be addressed 2) 11/21/06 KV Partners letter be addressed, 3) 11/21/06 Code Enforcements letter be addressed, 4) Remove Note 6 from Sheet Z-1, 5) Mitigation of the lights required by FAA. John Harrington seconded.

John Harrington- Y

Bill Faith- N

Alan Topliff- Y

Roland Lemoine- Y

Bob Bourque- Y

Todd Terrien- Y

Larry Young - Y

**Motion approved on 6-1 vote.**

## **Meeting Minutes**

### **October 24, 2006 meeting minutes**

**Motion:** Alan Topliff motioned to adopt the 10/24/06 meeting minutes in as amended. John Harrington seconded.

Motion approved unanimously.

### **November 14, 2006 meeting minutes**

**Motion:** John Harrington motioned to adopt the 11/14/06 meeting minutes as amended. Alan Topliff seconded.

Motion approved unanimously.

## **Committee Updates**

- Conservation Commission- John Harrington spoke that they are working on finishing the monitoring of conservation land.
- Roads Committee- Roland Lemoine stated that they have secured the remainder of the money from this years budget that has not been spent for road projects in 2007
- Budget Committee-First meeting Thursday 11/30

- Board of Selectmen- Larry Young stated that they will be voting on the future of the trash/recycling facility and future programs at the next BOS meeting.
- Economic Development Committee- Need to vote in a Chair.

### **2007 Meeting Schedule**

The meeting schedule has been posted

### **2007 Goals and Objectives**

- Site Plan Review adopt new regulations
- Go over land use chapter of the Master Plan

### **General Correspondence**

- Letter sent to Merrill Dennison, LLC
- Letter sent to Planning Commission that PB would not be renewing membership.

**Meeting adjourned at 9:06 pm.**

Respectfully Submitted  
Catie Tirrell, Recording Secretary