

January 19, 2021
Planning and Zoning Meeting Summary

Members Present: Dick Trask, Lynn Ekelund, George Cardwell, Larry Lieberman, Andy Gogates, Don Mazzeo, Maurice McGrath

Also Present: Sharon Cruz Town Engineer, Seth Thompson Town Solicitor, James "Sam" Garde Town Councilman, Tom Quass Town Coordinator, Barry Goodinson, Alan Sangree, Preston Schell, Cellco reps: John Tracy, Matt Graubart, Sue Manchel; Kercher Group: Kevin Smith, Cam Lewis, Richard Wells

Call to Order: Dick Trask Chairman, Roll call of Members

Addition and Corrections to Agenda: Motion by George Cardwell 2nd by Lynn Ekelund to move 9c above 9a.

Motion Approved, Vote, Unanimous

Approval of Synopsis Of Meetings of December 15 and December 29, 2020 - Motion to Approve by George Cardwell 2nd by Lynn Ekelund - Vote: yes with one abstention

Public Hearing on the request by Cellco Partnership for a special permitted use for a communications tower at 210 Front Street.

A presentation by the representatives of Cellco, describing the need for this tower to complete the area coverage for Verizon to better serve its customers. The height of the proposed tower is 145 feet tall. This tower would be placed somewhere near the rear of the property line. Away from an area designated by the state to have historical significance in relationship to the town's button manufacturing period. There was much evidence presented by the applicant on the need for signal increase needed for the, especially with in building and vehicular use. The tower would also be able to accommodate the equipment for two other cellular phone carriers if needed.

Questions on the effects to health of people in the immediate area was brought up, under the Federal Telecommunications act 1.6% of limits allowed to emit on the electro communications exposure limits would be allowed.

Question on necessity of height, the engineer stated that the tower had to be at this height to complete the transference of coverage for the area. Asked why they could not use the new proposed WBOC tower, the commission was told that it would be too high to complete the proper connection.

The proposed tower would be set on a core base, depth to be determined by soil samples of the area. A six foot chain link fence would be put around the tower and the driveway access. The boring for the base would possibly be to a base of 25 to 35 feet. Tower failure will be over compensated by the manufacturer according to the engineer. With the top one third of the tower to fall over on itself in case of wind/storm damage.

Sharon Cruz Town Engineer stated that there are a number of issues to be resolved for initial site plan review.

Letters from a number of concerned citizens were received, as well as public testimony from some of the same. All of those were against the project. Many concerns were brought up in the testimony, affecting the area of historical homes and the comprehensive plan.

Motion to leave the record open for design for catastrophic events, and non-objection from the state historical office concerning historical compliance to the area. And all questions of our Town Engineer. Motion by George Cardwell 2nd Lynn Ekelund - Vote: Unanimous

Fernmoor Homes at Heritage Creek has requested an extension of the preliminary site plan approval for phase 7.

Due to the location of phase 7, the work cannot commence until work has been completed in phase 6.

Motion to recommend extension for phase 7 until February 15, 2022, By George Cardwell, 2nd by Lynn Ekelund - Vote: Unanimous

Fernmoor Homes has requested a revision of the Heritage Creek master plan. The revision corrects lot numbers in Phases 1, 6, and 8. Motion to Recommend Amendment to master plan, by George Cardwell, 2nd by Lynn Ekelund - Vote: Unanimous

Milton Attainable Housing

Changes to plan, three garages to be part of the plan now. Possibly more, will see as need arises. Sidewalks to be installed on Bay Avenue with grass border to street of approximately two feet, with trees and bushes to the property side. Dog parks intended for tenant use only. The dry SWM pond that is intended to be dry will be planted.

Approximate size of apartments, one bedroom 700 sqft, two bedroom 950 to 1150 sqft, three bedroom 1300 to 1500 sqft. Proposed rent, one bedroom \$ 1,000, 2BR, \$1150-\$1295, 3BR,\$1395-\$1550

Kercher Group

The Kercher group is requesting a conceptual plan review of a townhome complex, at 500 Mulberry Street.

This project was originally approved in April 2006 and an extension given in June of 2015. The homes proposed will be similar to those that are now on Tobin Road. There fourteen homes proposed in this development as was in the original offering. There will be no garages in the plan, all parking will be in parking spots. Roads will not be turned over to the town, it is anticipated that the HOA will be responsible for them. The new owner/developer of this property knows that he will have to submit all plans to the various state agencies.

Motion to Adjourn: Dick Trask 2nd Larry Lieberman

Submitted by Maurice McGrath

Accepted and approved at the 16 February 2021 P&Z meeting