

TOWN OF SUTTON
Planning Board
Pillsbury Memorial Hall
Site Visit/Meeting Minutes
November 23, 2013

Present: Planning Board Members: Carrie Thomas, Co-Chairperson; Peter Blakeman, Julie McCarthy, and Roger Wells, members; Dan Sundquist, Ex-Officio; (David Burnham, Co-Chair; Bob DeFelice, member; and Carole O'Connell, Alternate, were absent); and Laurie Hayward, Land Use Coordinator (LUC). Also present was Mark Moser, an engineer and consultant to the Planning Board, and Kevin Fadden, Site Acquisition Specialist for ITW.

Board members along with Mark Moser met Kevin Fadden of ITW at the site of the proposed cell tower on property owned by Jessica Blaney.

The group walked the entire access road up to and beyond the current access point to the area to be leased by the applicant. As Board members and their consultant walked, they noted the condition of the road, the steepness of the entire property, the current location of the existing utility easement, any culverts, wetlands, rock outcroppings, the area where the proposed compound and pad and the tower itself would be sited, and the area even higher on the hill and above the proposed tower site. There also noted that the property is currently in use as a farm with a number of farm animals in muddy areas along the access road.

During the walk, members used copies of the proposed plan to locate important items such as current culverts, proposed locations for new poles to carry electricity to the site, areas that would be useful for managing storm water drainage, the places where a steep grade might create significant drainage issues, places where water might run-off onto an abutter's property. Kevin Fadden explained to the Board that ITW had looked at many sites in the same general location and that this was the only one that met all of their criteria. Board members discussed with Mark Moser, the consultant, possible methods of mitigating any drainage problems.

During the walk, Board members also noted some places where the plats provided by ITW did not seem to accurately match what they were finding on site. Specifically, there were culverts shown where the size of the culvert was noted was different from what the group actually found.

There was extensive discussion about how to best manage storm water on the site and also how to make use of natural features such as the wet areas, to act as filtration, and rock outcroppings which included extensive ledge somewhat above the site and at the mid-point of a steep grade, to act as a natural retaining wall, to slow and somewhat redirect the waters draining from above the site as well as the site itself.

There was also much discussion about the poor condition of the current road, the amount of loose rock and the possibility of ledge lying near the surface, and the need for better information on exactly how the road would be graded to reduce the likelihood of it being washed out regularly in heavy storms. There were questions about how the access road maintenance would be handled, how often ITW would be using the road, how often their customers would be using the road. Fadden told the Board that ITW personal would access the site at least once a month and there would be additional visits from the companies leasing the tower from ITW.

After viewing the proposed Sutton site, Board Members, Moser, and Fadden all drove to Bradford and then walked up to the ITW owned cell tower site where ITW is currently installing a tower.

During, the walk to this site, it was noted that the road was well graded, crowned so that water would easily run off the road into swales that existed beside the road. It was noted that the site had been used by the town of Bradford

as a storage location for school buses. It was not clear whether that prior use was the reason for the condition of the road or whether it was the result of work that ITW had done. At the site of the tower itself, Board members could see the manner in which the site was prepared for the tower – which was not yet completely installed. Overall, comments about the visit to the Bradford site were positive, especially regarding the condition of the access road.

Next regular meeting is to be held on January 14, 2013 at 7:00 PM and will include continuance of the ITW Application for Site Plan Review. The December 24th meeting is cancelled.

Respectfully submitted,

Laurie Hayward
Land Use Coordinator

DRAFT