

NASHUA CITY PLANNING BOARD
February 18, 2021

The regularly scheduled meeting of the Nashua City Planning Board was held on February 18, 2021 at 7:00 PM via Zoom virtual meeting.

Members Present: Scott LeClair, Chair
 Adam Varley, Vice Chair
 Mike Pedersen, Mayor's Rep
 Maggie Harper, Secretary
 Dan Hudson, City Engineer
 Bob Bollinger

Also Present: Linda McGhee, Deputy Planning Manager
 Scott McPhie, Planner I
 Christine Webber, Department Coordinator

ALL VOTES ARE TAKEN BY ROLL CALL

Approval of Minutes

February 4, 2021

MOTION by Ms. Harper to approve the minutes of the January 21, 2021 meeting, as amended

SECONDED by Mr. Pedersen

MOTION CARRIED 6-0

COMMUNICATIONS

Ms. McGhee went over the following items that were received after the case packets were mailed:

- Email from Planning Manager Matt Sullivan re: FY 2022 Capital Improvements Program

REPORT OF CHAIR, COMMITTEE & LIAISON

None

COVID-19 Address

Mr. LeClair addressed the COVID-19 pandemic as follows: Due to the State of Emergency declared by Governor Sununu as a result of COVID-19 pandemic and in accordance with the Governor's Emergency Order #12, pursuant to Executive Order 2020-04, this public body is authorized to meet electronically until further notice.

Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized to meet electronically pursuant to the Governor's order. However, in accordance with the Emergency Order, this is to confirm that we are:

1. Access

The Board is providing public access to the meeting by telephone, with additional access possibilities by video or other electronic access means.

The Board is video conferencing utilizing Zoom for this electronic meeting. Public access to this meeting is provided via Zoom. The link to this meeting is contained in the meeting agenda, available on the city website. The meeting can be streamed through the city's website on Nashua Community Link and also on Channel 16 on Comcast.

2. Public Notice and Access

If anybody has a problem accessing the meeting via phone, please call (603)589-3115, and they will help you connect.

3. Adjourning the Meeting

In the event that the public is unable to access the meeting via the methods above, the meeting will be adjourned and rescheduled.

4. Procedures

The Chair is in control of the meeting, and to the extent practicable and advisable the Board will follow the procedures outlined in the Bylaws. The applicant will present the applicant's case, followed by questions by the Board. The Chair will then allow for a rebuttal period for persons wishing to speak in favor, or with questions or opposition, before the Board deliberates and determines an outcome.

Applicants and their representatives, and individuals required to appear before the Board are appearing remotely, and are not required to be physically present. These individuals may contact the Planning Department to arrange an alternative means of real time participation if they are unable to use Zoom. Please note that all votes taken during this meeting will be done by roll call.

Planning Board meetings will be held electronically until further notice, when it is deemed safe to conduct meetings at City Hall.

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The Planning Department and Board thank you for your understanding and patience during this difficult time.

OLD BUSINESS - CONDITIONAL USE PERMITS

None

OLD BUSINESS - SUBDIVISION PLANS

None

OLD BUSINESS - SITE PLANS

None

NEW BUSINESS - CONDITIONAL USE PERMIT

None

NEW BUSINESS - SUBDIVISION PLANS

None

NEW BUSINESS - SITE PLANS

A20-0206 First Building Partnership (Owner) Crown Castle Towers 06-2 LLC, New Singular Wireless PCS LLC and US Cellular Corporation (Applicant) - Application and acceptance of proposed site plan amendment to install a 175' telecommunications tower with associated antenna equipment. Property is located at 71 Spit Brook Road. Sheet A - Lot 194. Zoned "RC" Urban Residence. Ward 7.

MOTION by Mr. Bollinger that the application is complete and the Planning Board is ready to take jurisdiction

SECONDED by Mr. Varley

MOTION CARRIED 6-0

Atty. Ed Pare, Brown Rudnick, 1 Financial Center, Boston MA

Atty. Pare introduced himself as representative for the applicant, Crown Castle Towers. With him is Crown Castle's representative, Paul Peckens.

Paul Peckens, Crown Castle Towers, 9011 Arboretum Parkway,
Richmond VA

Mr. Peckens thanked staff for working with them to get to this process. He provided a brief backstory to the proposal.

Atty. Pare provided an overview of the subject lot. In order to maintain coverage for AT&T and US Cellular, they propose to place a cellular communication monopole at the rear of the lot. He outlined the changes proposed to the site. They are requesting one waiver, as outlined in the staff report.

Atty. Pare addressed drainage, compound construction, and potential impacts to traffic.

Mr. LeClair asked if there is a temporary tower involved, and if this would replace it.

Atty. Pare said there was a temporary tower installed in 2019, which was removed in March 2020. This will provide continuity of service for the Costco site.

Mr. LeClair asked if there was no reason for the temporary tower to remain.

Ken Kozyra, US Cellular, 127 Ridge Rd, Nashua NH

Mr. Kozyra said the temporary tower was a one-time installation. US Cellular was afraid that the Costco tower would be removed before they had a chance to relocate. That is not the case, so a temporary tower will not be required.

Mr. Bollinger said it looks like a nearby property at 61 Spit Brook Rd has some communication equipment on top of their building. Is there any possibility for interference?

Mr. Kozyra said that is a Verizon Wireless installation, and they expect Verizon will transfer over to their tower. He provided a technical explanation of why there would not be interference.

Mr. Hudson asked them to indicate on the plan how this will be powered.

Mr. Kozyra showed the electrical utilities on the plan.

Mr. LeClair asked if it was underground.

Mr. Kozyra said yes.

SPEAKING IN OPPOSITION OR CONCERN

None

SPEAKING IN FAVOR

None

Mr. LeClair asked for confirmation on the dates contained in the recommended stipulations.

Ms. McGhee said correct. She confirmed that the Fire Marshal office has reviewed the plans, and has no concerns.

PUBLIC MEETING

Mr. LeClair closed the public hearing and moved into the public meeting. He summarized the discussion. He believes this is a fairly benign request.

Mr. Bollinger said he doesn't see anything in the associated variances that would require additional explanation. He doesn't think there is anything unduly uncharacteristic about this development.

MOTION by Ms. Harper to approve New Business - Site Plan A20-0206. It conforms to §190-146(D) with the following stipulations or waivers:

1. The request for a waiver of § 190- 279(EF), which requires an existing conditions plan, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.
2. Prior to the Chair signing the plan, minor drafting corrections will be added to the plan.

3. Prior to the Chair signing the plan, all conditions from the Planning Board approval letter will be added to the cover page of the final mylar and paper copies submitted to the City.
4. Prior to the Chair signing the plan, all comments in an e-mail dated January 28, 2021 from Joe Mendola, Street Construction Engineer, shall be addressed to the satisfaction of the Division of Public Works.
5. Prior to the issuance of a building permit, the electronic copy of the plan will be submitted to the City of Nashua.
6. Prior to any work, a pre-construction meeting shall be held with City Staff.

SECONDED by Mr. Varley

MOTION CARRIED 6-0

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.

MOTION by Mr. Bollinger that there are no items of regional impact

SECONDED by Mr. Varley

MOTION CARRIED 6-0

2. Referral of the FY2022 Capital Improvements Program from the Capital Improvements Committee to the Nashua City Planning Board.

MOTION by Mr. Varley to favorably recommend the FY2022 Capital Improvements Plan to the Board of Aldermen

SECONDED by Mr. Pedersen

MOTION CARRIED 5-0-1 (Bollinger recused)

DISCUSSION ITEMS

Master Planning: Mr. LeClair reminded the Board of the upcoming meeting, March 2nd.

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MOTION to adjourn by Mr. Pedersen at 7:38 PM

MOTION CARRIED 6-0

APPROVED:

Mr. LeClair, Chair, Nashua Planning Board

DIGITAL RECORDING OF THIS MEETING IS AVAILABLE FOR LISTENING DURING REGULAR OFFICE HOURS OR CAN BE ACCESSED ON THE CITY'S WEBSITE. DIGITAL COPY OF AUDIO OF THE MEETING MAY BE MADE AVAILABLE UPON 48 HOURS ADVANCED NOTICE AND PAYMENT OF THE FEE.

Prepared by: Kate Poirier

Taped Meeting