

APPROVED
ANDOVER ZONING BOARD OF ADJUSTMENT
December 19, 2017

Members present: Dan Coolidge, Chair; Duncan Coolidge; Vice-Chair; Jeff Newcomb; Julia Rector and Todd Goings.

Also present for duration of appropriate item: Betsy Mason; Brian Ross, Structure Consulting Group, Verizon; Tyler Haynes, McLane Middleton; Matthew Tilder; Keith Vallente; Pat Moyer, Planning & Zoning Administrator

Public Hearing: A request from Bell Atlantic Mobile Systems of Allenstown, Inc D/B/A Verizon Wireless for a Variance to the terms of Article XII.D Section 6 Paragraphs A and D for permission to build a 120' monopole antenna structure and a Variance to the terms of Article XII.7.1.F requesting partial relief from the requirement of a 150' vegetative buffer zone.

Chair Coolidge opened the public hearing at 7:0 p.m. There being no abutters present, the board voted unanimously to approve the Special Exception from November 21, 2017. The proposal was explained to the board indicating a request to waive the height requirement of 100' to allow a 120' monopole which will provide more coverage for Verizon users and to waive the 150' buffer zone. Concerns of the board include

1. Could the pole be relocated by 26'? The response was that the pole location was previously moved 20' for the fall zone and construction would be difficult due to the terrain drop-off. Dan Coolidge stated that moving the pole 24' would only drop 4' in elevation and the response was there would be more grading around the location; however, it will be investigated. Duncan Coolidge stated that there would be additional cost to Verizon to relocate the pole. Newcomb stated that the cost would be insignificant considering the whole project. Haynes stated they would have to go back before the town for approval to relocate the tower.
2. Why is the generator not located inside the fenced area? The response was the generator is located inside the fenced area; it is the transformer that is outside the fenced area.
3. Why is the transformer located outside the fenced area? The response was for utility access.
4. What are the repercussions of doing this if Bellettete's opts to do something in the future such as putting a road in along the property line? The response was granting this variance would have no bearing on the trees and vegetation on the town's side.
5. What is the footage from the corner of the cleared lot to the property line? The response was 35'.
6. Goings stated he does not feel the coverage area is very significant between the two heights. Dan Coolidge stated that if another company wishes to install another tower, he would rather see them co-locate on an existing tower.
7. Goings stated that abutters at the prior hearing had serious concerns regarding the height and he has taken those into consideration. Duncan Coolidge stated that Verizon can go an additional 10% in height without town approval and there is no substantial reason to deny the variance based on visual impact.

There being no further discussion, Chair Coolidge closed the public hearing at 7:40 p.m. Duncan made a motion to grant the variance for the 120' tower. Rector seconded the motion and the board voted 3 in favor of granting the variance and 2 against granting the variance. Rector made a motion to grant the variance for 41' above the canopy height. Duncan Coolidge seconded the motion and the board voted 3 in favor of granting variance and 2 against granting the variance. Goings made a motion to grant the variance for relief from the 150' vegetative buffer along Bellettete's property line. Newcomb seconded the motion and the board voted 4 in favor of granting the variance and 1 against granting the variance.

Minutes of November 21, 2017

Rector – Motion to approve as amended
Duncan Coolidge – Second
Vote – Unanimous

Minutes of November 29, 2017

Rector – Motion to approve
Duncan Coolidge – Second
Vote – Unanimous

Minutes of December 5, 2017

Rector – Motion to approve
Goings – Second
Vote - Unanimous

There being no further discussion, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Lisa Meier, Secretary
Andover Zoning Board of Adjustment