

Town of Strafford, NH – Planning Board

Strafford Town Hall • 12 Mountain View Drive • Strafford, NH 03884

<http://www.trafford.nh.gov/index.php/planning-board>

Plan Review

PROJECT NAME: Mariner Cell Tower - East		CASE NUMBER: 23-007 SPR
PLAN DATE (REVISION): 03-28-23		
MEETING DATE: 06-01-23	APPLICANT(S): Navigator Properties, LLC (Mariner Tower) Kennebunkport, ME	APPLICATION TYPE: <input type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (EX) Excavation <input checked="" type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (HO) Home Occ. <input type="checkbox"/> Sign <input type="checkbox"/> (LLA) Lot Line Adjustment
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	SURVEYOR(S): Northeast Survey Consultants Gayle Burchard Easthampton, MA	REVIEWED BY: Blair Haney SRPC Circuit Rider bhaney@trafford.org
EXECUTIVE SUMMARY		
<p>Applicant proposes a 160' lattice Wireless Telecommunications Facility (WTCF or cell tower) and base equipment compound. Strafford zoning ordinance Article 1.4.2.H regulates WTCFs. The proposed cell tower will contract with four (4) wireless service providers who will attach their antennae to this cell tower. The cell tower will be self-supporting and not require guy wires or lights. Proposed tower will be steel and weathered to a dull gray color; wireless antennae will be light-colored, non-reflective material.</p> <p>The proposed tower and compound will occupy 10,000 SF (100'x100') of the 111-acre subject parcel and at minimum 415' from any abutting property line. An 8' fence topped with barbed wire will surround the site. The compound will include cell tower utility infrastructure and wireless service provider infrastructure.</p> <p>Applicant proposes a 12' wide 750' long gravel access driveway to the site off Strafford Rd. Applicant expects only 1-2 vehicle trips per month after construction. Applicant states that cell tower area allows for at least two (2) parking spaces. No wetlands exist along the driveway or at the cell tower area.</p> <p>No water or sewer is proposed for the site. No lighting is proposed along the driveway; only downlighting is proposed at the cell tower site. Electric and fiber optic lines will extend to the site location from Strafford Rd via overhead lines, then be placed in underground conduits to the necessary locations within the compound. Applicant proposes signs at the cell tower area for warnings and to denote wireless carrier structures. Applicant states that HVAC units and generators (during power outage) will be only noise emitted from cell tower area.</p>		
BACKGROUND		
TAX MAP/LOT:	Map 11, Lot 83	
AREA:	111 ac.	
EXISTING LAND USE:	Residential-Agricultural	
STEEP SLOPES ≥15%:	N/A	

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ROAD ACCESS (FRONTAGE):	15 Strafford Rd (Route 202A)
CLOSEST INTERSECTION:	Parker Mountain Rd
ZONING DISTRICT(S):	Residential/Agricultural
OVERLAY DISTRICTS:	<input type="checkbox"/> Aquifer <input type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain
FEMA 100-YEAR FLOOD HAZARD ZONE?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
WATER BODIES:	<input type="checkbox"/> Shoreland Protection <input checked="" type="checkbox"/> No
OTHER PERMITS AND APPROVALS	
<input type="checkbox"/> Special Exception(s)	<input type="checkbox"/> Waivers <input type="checkbox"/> Variance(s) <input type="checkbox"/> Easement(s) <input type="checkbox"/> Excavation Permit
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Condo Documents <input type="checkbox"/> State Permits <input type="checkbox"/> Road Cut <input checked="" type="checkbox"/> Road Bond
STATUS NOTES:	
- WTCFs require a performance security (surety bond)	

COMPLETENESS/APPLICATION ACCEPTANCE & WAIVERS

Staff comments on Application Completeness:

1. 1.4.2.H.6.b.ii states a photo simulation may be required. Applicant states they will work with the Board and the “town planner” to determine if and how to conduct simulation. Board should consider if application is complete without photo simulation.

Staff comments on Waivers:

1. Applicant does not appear to request any waivers at this time.

TECHNICAL COMMENTS & MEETING HISTORY

Staff comments on Technical features:

1. 1.4.2.H.6.b.ii encourages a photo simulation. If Board desires one, applicant should provide a visual representation of the proposed cell tower using a balloon or crane, and photos from various locations.
 - a. Board should determine if simulation is necessary, if a balloon test or crane is preferred, and where to capture images.
 - b. Additionally, the Board should determine if a “public announcement” is required before the simulation.
2. 3.2.2.K.5 states that unpaved driveways are limited to 8% slope or less. Applicant states “driveway average grade slope = 8%” (see Sheet A-3).
 - a. Board should inquire if sections of proposed driveway will exceed 8% and the distance of that section(s).
3. Applicant states driveway length to be 750’.
 - a. 4.1.10 states that driveways require turnouts every 400’. Board should confirm turnout is not more than 400’ from driveway entrance.

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- b. 4.1.10 states driveways should include adequate road shoulders to accommodate grading and drainage. Board should consider if adequate area is included.
4. What signage, if any, is proposed for the entrance?

CONDITIONS OF APPROVAL

- | | |
|--|--|
| <input checked="" type="checkbox"/> Plan copies with professional seals & signatures | <input type="checkbox"/> NPDES NOI |
| <input checked="" type="checkbox"/> Original Mylar with professional seals & signatures | <input type="checkbox"/> State Permits – |
| <input checked="" type="checkbox"/> Electronic submission per regulations (As-builts as required) | <input type="checkbox"/> Curb-cut |
| <input checked="" type="checkbox"/> All fees paid, and escrow maintained as required | <input type="checkbox"/> Subdivision (Sub Surface/Septic), |
| <input type="checkbox"/> Bond estimate | <input type="checkbox"/> Wetlands – Dredge and Fill, |
| <input type="checkbox"/> Condo Documents | <input type="checkbox"/> Alteration of Terrain |
| <input type="checkbox"/> As-built plans for both site plans | <input type="checkbox"/> Shoreland Protection |
| <input checked="" type="checkbox"/> Additional items to be determined as part of the plan review hearing (See notes above) | |
| <input checked="" type="checkbox"/> Changes to Plat as detailed in <u>minutes</u> and this report (List): | |
| • See above | |
| <input type="checkbox"/> Others (List): | |