

12/05/05

Town of Damariscotta  
Planning Board Meeting  
December 5, 2005  
Minutes

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2. Verizon Wireless – Site Review Application for modifications to tower site on Standpipe Road.
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**ROLL CALL:**

Chairman of the Board, George Parker called the meeting to order at 7:30 p.m. There was a quorum present throughout. Members present were Wilder Hunt, Jonathan Eaton, Paul Stevens, George Parker, and Fred Sewall. The audience included:

- Scott Anderson, Representative for Verizon Wireless – One Portland Square, Portland, ME - Applicant, Site Review.
- Art Mayers, Lincoln County Weekly, Press Reporter

**1. Minutes**

The Board was presented with and reviewed a draft copy of the minutes for the November 7, 2005 meeting. Fred Sewall made a motion to approve the minutes as presented. Jonathan Eaton seconded the motion. The Board voted 4-0 to approve the November 7, 2005 minutes as submitted.

**2. Verizon Wireless – Site Review Application for modifications to tower site on Standpipe Road.**

Scott Anderson of Verizon Wireless presented a Site Review Application to the Board to co-locate with U S Cellular on property leased by US Cellular from Paul Welton, on the Standpipe Road. Mr. Anderson told the Board that Verizon was in the midst of a year and a half project to expand their wireless network up U S Route 1 up to Belfast and up 95 to Bangor and then across Route 3 from Augusta to Belfast. Anderson stated that Verizon plans to use the existing 300 foot tower owned by U S Cellular and will locate their antennas at approximately 150 feet as well as build a small shelter to house their electronic components and back up generators. Wilder Hunt asked Anderson what the size of the shelter would be. Anderson showed on the site plan the location of the proposed shelter and told Hunt it would be a prefabricated building approximately 11 1/2 feet by 30 feet and 8 feet high. There would be no windows, just a door to allow the technician access. Anderson also told the Board that the area containing US

Cellular's shelter was fenced in and Verizon plans to bump that fence out about 6 feet and also be contained within the fenced in area. He went on to explain they needed to move the fencing out 6 feet because of the guide wires on the tower and the need to be able to get the prefabricated building moved into the space.

Fred Sewall asked about the generator. Anderson told the Board unlike US Cellular's external generator, theirs will be inside the shelter. Anderson also pointed out on the drawings that there would be an ice bridge on the building to prevent ice from severing any of the wires in the winter. Sewall asked about the amount of noise from the 2 generators running. He also asked about the possibility of sharing generators. Anderson explained that they did not like to share back up systems only because it becomes an issue of who should maintain it and if one relies on the other and it is not operational for some reason, it creates a lot of problems. He explained to the Board that it will make about the same level of noise as a lawn mower and that it only cycles on for 30 minutes a week and they normally set that to go off during times when there is normal activity in the neighborhood, such as 10:30 on a weekday morning or 3:00 pm. Anderson also mentioned that where their generator is inside, it would be even less noise.

George Parker asked about the activity at the site. Anderson stated there would be a single vehicle at the site one trip per month. He stated they would utilize the same roadway and parking areas used by US Cellular. Parker stated that the only thing that was unclear for him was the moving of the fence out 6 feet. He told Anderson it was not clear on the drawings where US Cellular's property line was located in relation to the fenced area. Anderson told the Board the lease states a 60 foot by 60 foot space and Verizon's sublease is within the existing lease space, there will be no change in the lease description for US Cellular. Anderson indicated that while their lease is with US Cellular not Paul Welton, but that Mr. Welton has been part of the process from the beginning and is very aware of what is planned. Anderson went on to tell the Board that the FCC requires the carriers to cooperate where every possible. He also stated that the Damariscotta site was pivotal for the expansion to go through.

Art Mayers was present in the audience and asked some questions. He asked Mr. Anderson when Verizon got their license regarding this project. Anderson indicated they obtained a license out of Bangor in 1992 to move into Central Maine. Mr. Mayers then asked about the location of the neighboring towers. Anderson told him they have antennas going on the new tower going up in Newcastle, they have a site in Wiscasset, 2 sites in Warren, 1 site in Camden, 2 in Rockport, 1 in Rockland, and 1 in Bath as well. Mayers asked about Verizon's time line for the network completion. Anderson told him they would plan to start construction in 3-4 weeks, and hopefully within the next few months be able to turn on this piece of the network.

Mr. Anderson then presented the Board with copies of the letter & certified receipts sent to abutters. He told the Board that he had requested a letter from the Fire Department, but had not yet heard back from them.

Parker asked if there were any issues or questions from the Board. The Board then reviewed the application packet.

Fred Sewall made a motion to accept the application for site review as submitted. Parker pointed out that Verizon Wireless had actually requested waivers on some of the application requirements and the motion should probably reflect wording of those waivers. Fred Sewall then reworded his motion to accept the application for Site Review, granting the following waivers because they do not apply given the nature of the project:

**Section D (1) (c)**

- 5) zoning classification
- 6) soil type classification for septic system
- 10) location of adjacent buildings/roads
- 11) topography
- 12) storm water drainage plan
- 14) planting schedule

Jonathan Eaton seconded the motion. The Board voted 4-0 to approve the application with the waivers.

**3. Other discussion**

In other business, the Board informally discussed the possibility of Tony Secareccio, owner of Oystershell Motel coming back before the Board for clarification on his request to modify the ordinance to allow him to build more units at his current location on Main Street. George Parker told the Board he actually expected to see Mr. Secareccio at tonight's meeting because he had received a telephone call from him.

Parker told the Board that one of the issues was trying to come up with a solution to the kitchen problem to allow him to expand as required by his existing condominium documents. Parker reminded the Board there was a hang up with the definition of kitchen. Parker stated that there needed to be an amendment by town vote to the ordinance in the C-2 zone regarding the lot size per dwelling unit. Parker asked the Board if they wanted to consider allowing Mr. Secareccio to begin the Planning Board process contingent upon the amendments passing at town vote, to try to save time in the building season. The general consensus by the board was that this could work. Parker then voiced concern that it may however set a precedent and the Wal-Mart representatives may also request this privilege, and rightfully so if the Board did this for one. The Board agreed it needed further discussion, with Mr. Secareccio present and decided to take no action.

**Adjournment:** The meeting was adjourned at 8:30 PM

Fred Sewall made a motion to adjourn. Paul Stevens seconded the motion. The Board voted 4-0 in favor of adjournment.

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George Parker, Chairman

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Jonathan Eaton

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Wilder Hunt

Respectfully Submitted by:

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Pande Paul Stevens

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Rebecca J. Bartolotta

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Fred Sewall

DAMARISCOTTA PLANNING BOARD