

**BOARD OF SELECTMEN**  
**WORK SESSION MINUTES #1**  
October 13, 2014

**PRESENT:** SEAN P. MURPHY, CHAIRMAN; RICHARD H. HARTUNG, SELECTMAN; PRISCILLA R. LINDQUIST, SELECTMAN; SALLY THERIAULT, ADMINISTRATIVE ASSISTANT

Visitors: J. Worthen, Chief Carrier, Jim George of Infill Development Partners, LLC, and P. Williams (Tri Town News)

The work session was called to order at 7:50 pm

The purpose of the work session was to sit down with Mr. George of Infill Development Partners, LLC and get an update as to his progress.

Mr. George explained to the Selectmen that he is aggressively seeking areas in Southern NH to place cell towers. He also stated that he has been working in this area for about 12 years and is looking at 15-16 sites but is more interested in pursuing the municipal sites. He is hoping to have everything in place by December 31<sup>st</sup> so that any warrant articles are ready and meet their time deadlines.

He said that there were two sites in town that he liked and thought would work best. The first one is behind Central Fire Station, where the current training tower is and the second would be at the Kent Farm Transfer Station. He has reviewed the information on both parcels and it shows that there are clear titles on the properties, which are town owned. He has no set company coming on board as a carrier yet, but is looking for AT & T and Verizon, and once he gets one on board the others usually follow. Both towers would be built to house the potential of 4 carriers and have room for Hampstead's Communication on top. There is a good survey done of the Fire Station so the lines are clear. The land at the Kent Farm Transfer Station will need a field survey of the meets and bounds. He has been on both sites and has taken pictures of both areas.

The tower he is looking at for behind the Central Fire Station would be aesthetically designed whereas it is centrally located. He was looking at replacing the current 30 foot tower with a 70 or 80 foot one. He stated that each carrier needs 10 feet for their equipment. It would look like a silo with the antenna's boxed in. The Fire Department would be able to train on the tower, subject to the client's approval and OSHA approval. Both towers would be ground leases with revenue which could be about 3% a year with most terms at 30 years although some go out as far as 50 years. He stated that he would come in at a competitive rate with standard comps for the industry. He also went over what would be on the ground which would be an 8-10 foot fence around the area and would probably have 4 meters on it (one for each carrier). The carriers would be responsible for their own meter cost. He brought up generators and said that he has shared some generators with towns but some carriers want a dedicated one and that they would require diesel. Chief Carrier said that currently they have a generator at the station and they have diesel there as well and wouldn't ask for one now. The FCC has a requirement for backup power (for at least 2 of the 4) and the generator can be timed to test monthly and the times can be in an agreement so they are least disruptive. He noted that there may be traffic at least once a month (name will be on vehicle). There is very little construction to be done at the site and when a carrier needs to make any changes or upgrades they will need to give notice. It will take about 10-12 days to construct and is all prefabbed and stacked. Once it is built each carrier can put its antennae up. He noted the responsibility is to give a facility and access to utilities. The area for a fence hadn't been measured yet but could be 50 by 50 but would ideally be 80 by 80. Chief Carrier said that the department would like to move their communication equipment out of the fire station to the tower, preferable to the top. Mr. George said that he would move the equipment for a WIP and a co-axle down to the ground and space and a 5 by 5 facility enclosed.

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Mr. George agreed that the moving of any fire department equipment would be taken care of by Mr. George.

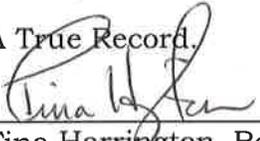
At the Kent Farm site he would like to build a taller structure and aesthetics aren't a concern. He explained where he would like to place a tower. He said that there was already Phase III electric there which is a benefit and it won't be near the pad but towards the wooded area. It may be similar to the one at East Coast which is called a monopole, up about 170-180 feet. With the topography and tree lined cover, the visibility shouldn't be an issue. He explained that they will do a balloon test of both sights in which a balloon goes up about the tower height and see what is visible. He would have this information available for any public hearings. He would not be looking to spend a lot of money on engineering until the results of the 2015 town meeting. Mr. Worthen asked Mr. George if he could meet him out at the Kent Farm Transfer Station because there was an area that Mr. Worthen was looking at if the highway department ever moved to that site. Mr. George agreed to go over with him.

The next step is to approach the Planning Board with the potential changes to the zoning ordinance to make sure he meets all their deadlines. He explained that the ordinance needs to be tightened up and may need a subsection to allow telecommunications on municipal sites. Chairman Murphy asked Mr. George if that gave him a monopoly on municipal sites and he said no.

The Selectmen agreed that they were okay with going forward on the two sites discussed and will get Mr. George the contact information for the Planning Board Secretary and get feedback on the warrant articles.

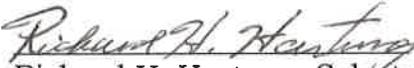
The work session ended at 8:40 pm.

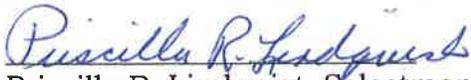
A True Record.

  
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Tina Harrington, Recording Secretary

Approved By:

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Sean P. Murphy, Chairman

  
Richard H. Hartung, Selectman

  
Priscilla R. Lindquist, Selectman