

***Joint Public Hearing of the
Planning Board and Zoning Board of Adjustment
Tuesday September 6, 2022
The Great Hall, 84 south Main Street
7:00 PM***

1. Roll Call:

Planning Board Members Present: Chairman, Kathy Barnard, Vice Chairman, Mike Hodder, Vaune Dugan, Peter Goodwin, John Thurston, Doug Breskin, Brad Harriman Selectman's Rep, Julie Jacobs, Alternate

Zoning Board of Adjustment Members Present: Chairman Audrey Cline, Tim Cronin, Clerk, Suzanne Ryan, Sarah Silk, Luke Freudenberg, Sabet Strotman Alternate, recused herself.

Staff Present: Tavis Austin, Director of Planning and Development

1. Public Hearing

Chairman Barnard read the notice into the record:

- a. GMR Holdings of NH, LLC & Wagon Wheel Trust – 1642 Center Street – Tax Map #009-001-Joint Public Hearing by Planning Board & Zoning Board of Adjustment applications for*
 - i. Special Exception- Case #13-SE-22 175-161 Personal Wireless Facility*
 - ii. Variance – Case #14-V-22-175-164-(A) (2) – Height Variance for Personal Wireless Facility*
 - iii. Site Plan Review – Case #2022-8 – Site Plan Review for Personal Wireless Facility*

Chairman Barnard, presiding over the joint hearing, outlined the process and procedure for the hearing and permit processing.

Jonathan Springer, representing the applicant provided an overview of the project and spoke to the requested waivers from the site plan review requirements.

M. Hodder motioned to approve the waivers as requested. V. Dugan seconded the motion which passed with a unanimous vote.

M. Hodder motioned to accept the application as complete. K. Barnard seconded the motion which passed with a unanimous vote.

K. Barnard opened the public hearing for all three applications.

J. Springer presented a general overview of the entire project stating that application specific presentations would be made at the, likely, continued hearings for each.

Gordon Lang inquired as to depth of footings of the proposed tower.

J. Springer and Peter Cooke, applicant, addressed depth of footings.

Brian Aguiar, north Wolfeboro resident, questioned the public benefit of the project. He noted no personal observation of cell coverage loss that impacted his regular travels through the target area.

S. Ryan asked for 'something in writing' from Conservation Commission and Heritage Commission.

J. Springer and P. Cooke addressed the NEPA process and the requisite noticing and comment periods that have been completed.

T. Austin read aloud a 09/06/22 email from SHPO denoting no findings in subject area.

T. Cronin asked about alleged health issues from radio frequency.

J. Springer spoke to FCC regulations and inability of Planning Board and Zoning Board of Adjustment to deny a project based upon health concerns.

Ken Perry commented that north Wolfeboro association was notified of the project in July, from the Heritage Commission, and, as observed by the lack of attendance this evening, there were no concerns.

L. Freudenberg motioned to continue the variance and special exception application public hearings to October 03, 2022 at 7 PM. And to notice the site walk and balloon float for September 24, 2022 at 9 AM, with balloon float to last from 9:00AM to 12-noon and with a rain date for both of September 25, at the same times. A. Cline seconded the motion which passed unanimously. Motion carried.

M. Hodder motioned to continue the Site Plan Review public hearing to October 4, 2022. at 7 PM. V. Dugan seconded the motion which passed unanimously. Motion carried.

M. Hodder motioned to adjourn the joint hearing. J. Thurston seconded the motion which passed unanimously. Motion carried.