

TOWN OF PLYMPTON
ZONING BOARD OF APPEALS

Meeting Minutes

Date: 10 July, 2018

Meeting Purpose:

- Review and approve Minutes of the June 14, June 19 and June 28, 2018 meetings.
- Review and approve Decision on Rankin Application for a 'Guest House/Camp' at 259 Main Street.
- For ZBA membership to discuss and vote ZBA administrative items
- Conduct a continued public hearing for ZBA Case no. 18-0409 (Cell Tower)

ZBA Business Meeting (opened at 6:04 pm)

Members present: Ken Thompson-chairman, Dave Alberti-secretary, Harry Weikel- member

Discussion:

- Board reviewed and recorded comments and changes to prior meeting minutes together with Town Counsel. Board voted to accept minutes as modified with revised minutes to follow for file.
- Board reviewed and commented on Guest House decision with Town Counsel. Board voted to approve decision as amended and authorized the Chair to sign and file the final decision with the Town Clerk.

Business Meeting concluded at 6:27 pm.

ZBA Tower Continuation Hearing (opened at 6:30 pm)

ZBA and other attendees present heard a presentation by applicant's attorney, Jeffrey Angley, and other Industrial Tower representatives. New and revised documents from Industrial Tower were given to the Board Industrial Tower discussed what they contend are minimal visual impacts and presented pictures from the balloon test at a variety of locations. The pictures show that the balloon was visible above the tree line from some, but not all, vantage points. Industrial Tower presented the Board with an analysis from Dr. Donald L. Haes showing that the Tower as fully built out with five carriers will be under 10% of the maximum RF exposure and a letter from the Massachusetts Historical Commission expressing no anticipated concerns with the proposed tower.

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Industrial Tower's presentation reviewed variances on four of Plympton bylaws and one "use" variance. Industrial Tower agreed to provide tower services to Plympton Police & Fire departments as outlined in written submittal to the board.

Attendees then spoke voicing their concerns. Documents and photos were discussed and submitted to the Board. Carrol Bartlett of 68 Palmer Road and Rosemary German of 63 Palmer Road reiterated their opposition as stated at the June 19, 2018 hearing due to visual impacts, health and safety concerns and potential negative impacts on property values. Mrs. Bartlett filed pictures from the balloon test with the Board that showed the balloon visible above the tree line at various locations. Mrs. German also asked if the applicant had considered a particular site that is for sale on Mayflower Road?

Industrial Tower indicated that the Mayflower Road site was reviewed but that it is too wet and does not propagate well. Industrial Tower responded to the neighbors' concerns noting (1) that the tower is well screened and while the top may be visible from some locations, the impacts are minimal and it should not be expected that you will not see a tower at all, (2) that federal law prevents the Board from considering health impact but, that per the report filed from Dr. Hayes health is not a concern and (3) disputed evidence of negative impacts on property values. Industrial Tower also represented that the site has no wetlands and is outside the wetlands buffer zone.

ZBA members followed with comments and questions. The Board discussed the need for a site visit and additional notice to residents within the 800-foot required setback. During the discussion it became apparent that closest dwelling is actually less than 300 feet and that Industrial Tower will need to confirm that figure for its variance request.

Following a discussion among ZBA members the Board indicated its intention to conduct a site visit and to give notice of the next hearing date to residents within the 800 foot setback. A motion was made, seconded and voted to continue the hearing to for July 24th at 6:30 pm in the same location.

Hearing adjourned at 7:52 pm.

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Respectfully submitted,

Dave Alberti 7/11/18