

**Tyringham Planning Board**  
**Meeting Minutes – February 13, 2012**  
(Approved 03/12/12)

**Present:** Robin Almgren, Rich Biasin, Carey McIntosh, Jerry Miller, Ed Nardi, Barbara Palmer; Crispin Tresp (WiSpring Inc), Mark Reynolds (Engineer – Kelly, Granger & Parsons surveyors), Dennis Downing (Attorney for WiSpring Inc.), Holly Ketron, Tonio Palmer, Bill Dilloff.

**Minutes -** Minutes for 23 January, 2012, approved as circulated.

**Building Permits & ANRs** – One building permit, for interior work only; no ANR's; a letter from Tim Taylor on the new wireless bylaw. Rich has gotten new maps of setbacks from Mike Kulic.

**Wireless Consultant RFP** – Request for Proposals for a consultant on the wireless bylaw we are re-writing and on applications to create a wireless communications facility -- about a dozen RFP's have been sent out to people responding to our Notice; no one has yet sent in a completed proposal (the deadline is Friday 2/17). BRPC turned down our application for a Technical Assistance grant to help us re-write the bylaw, but we can apply for 7 hours of technical assistance free, from Brian Domina. Holly informed us that the Massachusetts Broadband Institute should be able to help us.

**Special Permit Application** – WiSpring submitted its application for a Special Permit to erect one 100' antenna support structure [tower], for delivering high-speed Internet and other services to town residents and offices, on the land owned by Bonny Costello and Frank Cespedes at 59 George Cannon Road. The application includes two large maps, 3' X 2', one a site plan (scale: 1" = 40'), the other a topographical aerial map with property lines, wetlands, and contours (scale: 1" = 200'). Pages 1-2 of the application are a Summary. Pages 3-6 are keyed to Tyringham Zoning Bylaw 6.7 IV-VII, giving the information required by those sections of the Bylaw. Pages 7-16 include a list of abutters and maps of their properties; FCC-registered towers within 10 miles; maps and charts showing why the two closest existing towers do not provide adequate coverage of Tyringham; photos of the Alford tower #2; and spec sheets for the Motorola hardware to be used by subscribers.

Barbara is an owner of one of the lots abutting the Costello/Cespedes lot. If this constitutes a conflict of interest, she will recuse herself; Town Counsel will advise.

Mark explained the two large maps, and the Board asked questions. Access to the tower site is by an old wood-road or trail, 8' or 10' wide, running north from the Costello driveway for 400' as the crow flies. The trail won't need clearing or excavation or grading. A small ATV or a jeep can navigate it, or a snowmobile in winter, but they plan to plow when needed.

The site was chosen after looking at others in various locations, including east of George Cannon Road, and after doing propagation studies. No other site is as easy to get to, with electric power available, and none provides as good coverage. Many other remote lots are land-locked, though they may have easements. The tower has nine guy wires at three heights, attached to three anchors each 80 feet from the tower. It will be surrounded by a fence, forming a square 12' on a side. The tower, though slim (a lattice, triangular in cross section, 11" wide), is build to withstand strong wind or a reckless kid who decides to climb it. Posts and sleeves will protect the guy wires near the anchor. The property line closest to the tower is 130' away, just 5' more than the minimum, which rules out future additional height. The tower is 525' from the Costello house, and just under 1400' from any other residence.

Rich Biasin stated that some people on Stonebridge Ways oppose this site. Will fiber-optic make the tower obsolete? No, because the service it provides is better than satellite, and because getting fiber-optic to a house will be very expensive. Can Tyringham fire and emergency services use the tower? They can get internet access from it, but not use it for communications.

Discussion moved to pages 3-6 of the Application. Bylaw 6.7 section IV (General Guidelines) presents no problems for WiSpring. Section V (Siting and Height Requirements): the anchor locations need to be moved slightly to be 80' from the boundary. Other concerns of this Section (distance from school buildings and residences; visual impact from historical sites; possible use of other existing towers; interference with existing towers) do not apply to this structure. Section VI, A-H (Design Requirements): the WiSpring design meets all requirements, except that the tower is too small to accept collocation of other users - which could be considered an advantage not a liability. Section VII (Application Process): the Application includes the Site and engineering plans, the Locus Map, and the soil description required. A Propagation Study can be e-mailed to the Board. The Narrative Report justifies the location, structure, and capacity of the facility proposed (p. 5). Electromagnetic radiation levels are well below FCC requirements. Radios and antennas on the tower may need to be upgraded in the future, but no significant structural changes will be needed for this facility. Visual impact is minimal, given the slenderness of the tower and its height and its location. Building permit will follow, and a balloon test will be scheduled.

Section VII A 1 m: four view lines in a one to three mile radius of the site will be taken during the balloon test, from sites to be chosen by the Board. There was some question about whether the Board will ask for a copy of the lease agreement (which was provided for the 2011 application). The Applicant will find out if there are any easements on this property.

Still missing: 1. Propagation Study (to be e-mailed); 2. plans for anchor and other hardware (to be e-mailed); 3. plans for maintenance of the access road/trail will be submitted (Section VII A 1 p).

Voted: to accept the Application, pending receipt of the missing items (unanimous).

**Scheduling:** the Board will consider the Application and resume discussion at its next meeting, March 12. A site visit is planned for March 3. The balloon test will take place Saturday March 17, from 10am to 1pm, or on the 18th if weather interferes. The Hearing is April 2. Rich is away during March, so Robin takes his place. There will be a mailing to all residents, to inform them about the Application, balloon test, and Hearing.