



Henniker Planning Board Meeting

Zoom Instructions and Agenda
Rescheduled Meeting
Wednesday March 10, 2021 6:30 pm

This meeting is being conducted virtually without a physical location in accordance with Governor Sununu's Emergency Order #12.

Interested members of the public can watch the meeting live and participate on the zoom platform at:

Join Zoom Meeting

<https://zoom.us/j/96918092612?pwd=MzNSdUdKMjJnRklsOVc3emRiaEtxQT09>

Meeting ID: 969 1809 2612

Passcode: 381036

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 969 1809 2612

Passcode: 381036

Agenda

- 1) Call to Order / Attendance/ Pledge
- 2) Meeting Minutes 2/24/21 — Review and approve
- 3) Projects of Regional Impact
- 4) Public Hearings
 - a. **PBCase 2021:01** Proposed site plan application for the construction of a 150 foot monopole Wireless Communication tower and accessor equipment, 796 Liberty Hill Road, Owner: Tom Patenaude 2012 Rev. Trust & K.Goss Rev. Trust, Applicant: Verlex Tower Assets, LLC, Map 1-65, Zoned RR. Tabled from Feb. 24th. A.A. Feb. 24, 2021

- b. **PBCase 2021:02** Proposed site plan for the conversion of an existing duplex into three units, 19 Rush Road, Map 2 Lot 211, Applicant/owner McMurphy Family Rev. Trust. Zoned CV.

5) Other Business

6) Adjournment

Copies of all materials are available for review on the Town of Henniker's website, Planning Board meeting link.

Telephone
603-428-3221

18 Depot Hill Road
Henniker, NH 03242

FAX
603-428-4366

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**Town of Henniker
Planning Board
Wednesday, February 24, 2021
Zoom**

- Members Present:** Chair Dean Tirrell, Selectman Representative Tia Hooper, Ryan Haley, Scott Dias, Heidi Aucoin
- Members Excused:** Vice Chair Bill Marko, Dan Higginson, Keith DeMoura
- Town Planner:** Mark Fougere
- Recording Secretary:** Kelly McCutcheon
- Virtual Zoom Guests:** Francis D. Parisi., Alyssa Goss, Dawn Avaelle, Tom Johnson, 7174767078, Elizabeth Sweeny, Tom Patenaude,

1. Minutes approval:

Tia Hooper moved to approve the February 10th minutes as presented. Ryan Haley seconded. Motion carried 5-0.

Chair Dean Tirrell moved to approve the January 13th minutes as presented. Heidi Aucoin seconded. Motion carried 5-0.

2. Regional impact

Under the State statute, every community under 20 miles has been notified of the public hearing.

3. Public Hearing

- a. PBCase 2021:01 Proposed site plan application for the construction of a 150-foot monopole Wireless Communication tower and accessor equipment, 796 Liberty Hill Road, Owner: Tom Patenaude 2012 Rev. Trust & K. Goss Rev. Trust, Applicant: Verlex Tower Assets, LLC, Map 1- 65, Zoned RR. Tabled from Jan. 13th.

Mark Fougere explained the case had been tabled on January 13th until after the balloon test could be completed. Francis D. Parisi, representing the applicant, stated consultants were sent up to 2 miles to gather the photographs at the Planning Board's requested locations. The balloon was nearly invisible with slight visibility on 202 coming from Hillsboro to Henniker.

Chair Dean Tirrell stated he and Scott Dias could not locate the balloon with binoculars from Scott's house. Francis Parisi stated he used the chair lift at Pat's Peak the day of the balloon test and was also unable to see it.

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Heidi Aucoin asked if balloon was to scale with the tower that would be installed. Francis Parisi confirmed the balloon is slightly smaller than the tower, but promised it will not be prominent on the horizon with the 30 location pictures from the balloon test. After reviewing all the site photos Chair Dean Tirrell stated that he does not believe the tower will be visible with the naked eye, although it had been windy and cold the day of the balloon test.

Scott Dias moved to accept the proposed site plan application for the construction of a 150-foot monopole Wireless Communication tower and accessor equipment, 796 Liberty Hill Road as presented. Ryan Haley seconded. Motion carried 5-0.

Chair Dean Tirrell asked Mark Fougere about the concerns the Fire and Highway Departments had regarding the tower. The applicant has offered space on the tower for the Fire Departments equipment free of charge, and that the Road Agent will be informed if any new utility poles are to be installed on the road. Other concerns dealt with safety.

Scott Dias stated he did not agree with the Fire Departments concern of plowing and sanding the site as it would increase traffic, littering, and vandalism of the site in addition to being an unneeded expense and liability. Mark Fougere stated he spoke with the Fire Chief and Francis Parisi in how the site would only be plowed in an extreme emergency situation with regular maintenance scheduled not in winter or with the site accessible with a snow vehicle.

Tia Hooper asked if the departments concerns and the applicant's responses were documented in writing, such as providing space on the tower for town first responder equipment. Francis Parisi stated he assumed that was a condition of the approval.

Tia Hooper asked if the town will be charged for the tower space the applicants have promised the town. The town will not be charged for the space on tower. Scott Dias stated he was satisfied with the conditions from the Road Agent and Fire Department, but would like it to be clear that plowing will only occur in an emergency situation and will not be the town's responsibility.

Public Comment was opened.

Alyssa Goss of Liberty Hill Road, not direct abutter, stated that Liberty Hill Road is steep and wet with no flat areas. She stated her concerns over the road that will be built to access the site, which currently is not accessible to large vehicles and difficult to maneuver in a hay wagon, in addition to cutting across a historically significant property; the flooding that will occur with the constructed road and tree removal; the impact on the ATV trail, walkers, joggers, bikers, and hunters; the possibility the FCC updates the acceptable radiation limits and the tower needing to be removed at the towns expense as well as the road maintenance cost forced on the town.

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Alyssa Goss stated all the consequences of the tower are being assumed by the town while all the profit will be going out of town and it is not fair to ask residents to “pick up the tab” when the person who owns the property does not live on Liberty Hill. She also stated a 4ft balloon is not the same as a tower and hoped the Board would consider the public good when taking a vote.

Elizabeth Sweeny, a direct abutter, had several questions and comments. Although notification was postmarked on New Years Eve the notification did not arrive until after the January 13th meeting had already passed and thus was unable to participate. Next, she reiterated Alyssa Goss statement regarding the historic house at the top of the hill being one of the oldest houses in Henniker, with the proposed route going through the middle of the property.

Elizabeth Sweeny stated to her it is unclear what the benefit of the tower is in relation to the cost the Town will assume. She stated the primary beneficiary is the land owner, the tower owner, residents of Bradford and travelers on 114 while the cost to the Town has not been examined and asked the following questions:

Will the tax status of the property change?

Will the tower be taxed?

If the road (Liberty Hill) is damaged, who is responsible to pay for the repairs?

Is the road (Liberty Hill) capable of handling construction vehicles?

When is the construction to be done?

Will we get notice of construction?

What time of year will construction happen?

What will be done relative to public safety before, during, and after construction? Although Liberty Hill Road is not densely populated there are many children, dogs, walkers, and all kinds of people on Liberty Hill Road. She stated her concern about Liberty Hill Road being an access point something she feels does not benefit the town of Henniker and her concern that only abutters were notified when it impacts all the residents who live on Liberty Hill.

Chair Dean Tirrell spoke on Bob Garrison letter that Bob revised from Jan. 13th A member of the Planning Board had asked Bob Garrison about FFA rules and concerns over the tower’s impact of Interval Airport. Bob’s letter states aircraft would not be near Liberty Hill as normal flight paths take aircrafts around Long Pond, and that the communication towers at Pat’s Peak are closer to the airport and do not interfere with aircraft taking off or landing. Bob Garrison stated his support of the tower in his letter.

Alyssa Goss stated that Bob Garrison did not support the tower when the location was near his property and that there are better locations for the tower than a residential neighborhood with active outdoor recreation. She stated the tower would be better severed at one of the other Patenaude owned properties in town closer to the road rather than providing cellular service to a bunch of trees.

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Elizabeth Sweeny asked what the process is in responding to her earlier asked questions. Chair Dean Tirrell stated Bob Garrison's letter addressed good points regarding the radio tower on Pat's Peak that is at a higher elevation and directly in the flight path unlike the proposed tower. Dean Tirrell acknowledged Alyssa and Elizabeth's concerns and points of view and noted that unfortunately their concerns' do not carry the weight they hoped for. Chair Tirrell stated he does not like change but contended that if everyone would stop using their cell phones while driving that the towers would not be needed; however, there is also a responsibility to the land owner who pays taxes and has the right to close off the area and put up no trespassing signs for everyone. Dean Tirrell stated that people cannot tell their neighbors what they can and cannot do with their land instead of saying thank you for letting everyone use the land.

Mark Fougere addressed Elizabeth Sweeny's comment on the late notification. After speaking with the Post Master, there was an internal problem at the Post Office and the town is not at fault. The meeting in question had been postponed. Currently the property is in current use, which the land owner will face a penalty for removing the land from current use in addition to the land being reassessed which will result in additional tax revenue for the town. The road to access the tower is private and not a town liability. Damage to Liberty Hill Road should be discussed since gravel roads are more easily damaged.

Francis Parisi stated the construction timeline is about a 6-week period. After the tower is locally approved the federal process is extensive and ideally will be done in 2021 but that would be the earliest. Ultimately the town will be notified when the building permit is pulled and construction should begin after the permit is received. In regards to road maintenance, the facility will be unmanned after construction and will have less impact on Liberty Hill than a single-family home, but will repair any road damage they are responsible for after construction if the Road Agent will walk the roads before and after construction begins to note any damage. Once construction is completed there maybe a pickup truck driving to the site once a month.

Francis Parisi spoke in regards to the drainage concerns and how an existing private driveway on the property will be used to access the first several hundred feet of the site, and that the constructed road will be amply set off the public right of way, abutting properties, is quite small with no impact on drainage or abutters once construction is completed. Unlike other industrial sites there will be no noise of any kind, smoke, odors.

Francis Parisi stated the public benefit is solving the coverage area gap in the northwest corner of Henniker with the proposed location being a good site because it is set back from the public right of way and the tree canopy will make the tower minimally visible. There are already cell towers in Henniker and the surrounding communities and the need for telecommunication is driving the need for this tower. Telecommunication is a very necessary part of public safety rather than being detrimental to public safety. Given the large parcel very benign activity.

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Tia Hooper stated her concern regarding the roads with how frequently the highway department is working on Liberty Hill. Mark Fougere stated he will speak with the road agent regarding a bond to ensure security is in place, should damage be done to the road during construction. Tia Hooper was also concerned about the balloon color being black on a grey day. Francis Parisi responded the balloon was red and that statistically the sky is usually grey and that it would be nearly impossible to plan a balloon test with the proper notification period on a clear blue-sky day. Francis also stated the balloon was nearly invisible only being seen from the 114-photo location.

Heidi Aucoin asked for clarification on the waivers the applicant asked for. Mark Fougere explained with the tree canopy the height would be 85ft, however the applicant is requesting a 150ft. Scott Dias stated he would like to see the tower camouflaged as a fake pine tree to better blend into the hillside behind it. Chair Dean Tirrell stated he would prefer it to look like a fire tower rather than a fake tree because the fake trees are easy to spot and look funky.

Francis Parisi stated that trying to hide the tower will only make it more visible. If it were to be camouflaged as a tree the 12ft wide platform on top of the tower would increase to at least 15ft and will not consider building a fire tower which would be a 25ft platform if not larger.

Elizabeth Sweeny stated relative to the road maintenance agreements that there needs to be an escrow account for maintenance of the road during construction, immediately after construction, and up to one year after for any snow or melt impact caused from the tower and access road. She also asked the impact during construction and how the tower will be brought up the hill and installed.

Francis Parisi stated that an excavator, backhoe, concrete trucks will lay the 25x25x4 foundation for the tower at the tower site. The tower will arrive on 2 flatbed trucks and will be assembled with a crane. The foundation will be specially formulated based on the soil condition of the site which will be tested once all the snow has melted and will not fight the towns on bonding; although he is concerned it is not required of any commercial or residential construction and reiterated the site will be less impactful than a single resident family once construction is completed.

Elizabeth Sweeny reminded everyone in attendance of the ATV complaints 2 years ago on Liberty Hill and that there is a negative impact on all the residents who live on the road. The residents will have to endure 6 weeks of noise, heavy trucks and equipment, and apparently the residents just have to endure it, but there is an impact with this proposed site.

Alyssa Goss stated they will not have much luck getting a flat bed truck up Liberty Hill and suggested Henniker Crushed Stone or another site on 114 with better road access. She stated she does not support a tower in that area or even a wind turbine.

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Scott Dias asked Mark Fougere to explain the public the criteria the Planning Board works with and how it is all driven by the master plan and laws and is not based on personalities.

Mark Fougere explained in 1997 voters created the ordinance that deals with cellphone towers and that it has been amended over the years. Mark reviewed how the ordinance allows for one anywhere in Henniker and that it should be hid as best as possible with the Planning Board having authority to waive any requirements if they believe it meets the purpose of the ordinance. All the wetland work has been completed and has the stamp on the plan.

Chair Dean Tirrell closed the public comment.

Chair Dean Tirrell asked Francis Parisi why the waiver for 150ft height was needed. Francis explained the waiver is needed because of the requirement for the tower to be hidden, that an 85ft tower would not produce the signal strength needed to provide the coverage the tower is suppose to. Since the area is also surrounded by other peaks the tower also has to be higher to broadcast above the higher peaks in addition to the bylaws with a 150ft tree limit. The 150ft satisfies engineers with height, the public by being hidden, FAA aircraft regulations and was designed to blend with the topography.

Francis stated the tower will be adequately camouflaged given the location and is only minimally visible from 114. He is not a fan of artificial trees as the artificial branches tend to call more attention to the tower. A fire tower is out of the question as it would need a 4-legged base instead of 1 pole and would draw even more attention to the site. With the topography and being well off Liberty Hill at a significant expense to the applicant via the long access road, the terrain already camouflages the proposed tower

Ryan Haley asked how power will to connected to the tower. Francis stated no addition utility pole will be installed and that an extension from a pole on private property with no work to be completed in the public right of way.

Dean Tirrell asked if silver is the only color the tower can be. Francis explained it is the same material as a guard rail and is galvanized so it will not rust or fade. Painting the towers calls more attention to the tower where as the silver is the least visibility intrusive and industry standard. A tower taller than 150ft would need the Zoning Board Authority's approval.

Scott Dias moved to approve the waiver from 85 feet to 150 feet. Ryan Haley seconded. Motion carried 3-2 (Aucoin & Hooper).

Dean Tirrell stated the board owes it to town to camouflage it and no attempt is being made, in addition to the fact tower can be galvanized any color the town wants, and he does not want to look at a praying mantis. Heidi Aucoin stated the sky is frequently blue

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in Henniker. Scott Dias agreed that he would rather look at a fake tree than a silver bullet.

Tia Hooper moved to not approve the camouflage waiver. Scott Dias seconded. Motion carried 5-0.

Tia Hooper stated the tower will be providing wireless communication company additional revenue with the expanded coverage and that they can afford to camouflage the tower as an acceptable fake tree. Heidi Aucoin and Scott Dias agreed.

Francis Parisi stated his confusion since the height waiver was approved and stated again, they will not make it look like a fire tower as requested by Chair Dean Tirrell. OF the over 30 photos taken on the balloon test, the balloon was only visible in one photo and that is the only photo that would have a simulation. Tia Hooper stated she would like to see the simulations before the Board moves forward as its community needs to see the impact. Francis stated no one is complaining about visibility because the tower will not be visible and that visibility is subjective so the tower may look like a tree from one direction but not another. Scott Dias stated an artificial pine tree is fitting for the area and that the Board had approved the requested 150ft height waiver for the applicant; the Board reserves the right to camouflage the site and has requested camouflage options be presented. Francis asked the Board to approve the site plan with the condition that the tower will look like a pine tree.

Tia Hooper stated the applicant seemed hesitant to provide camouflage simulations and it would be best for the applicant to return to the next meeting with simulated options for the Board to review. Chair Dean Tirrell agreed.

Francis Parisi stated his confusion again since there was one 1 photo the balloon was visible in within the 2 miles photos were taken, Board members not being able to see the balloon with binoculars, and that if the tower looks like a pole or a tree is irrelevant if no one can see it. Francis stated he was not looking for variance and not sure what he can produce since the balloon was not visible in the photos.

Tia Hooper stated the Board had already voted on both waivers and the camouflage waiver was denied and since the applicant does not have readily available simulations for the proposal the conversation should be tabled until the next meeting.

Scott Dias asked if the pine tree was a fairly standard option. Francis stated he has not been involved in a project with one in many years since they are viewed as “putting lipstick on a pig” and that trying to make the tower look like something else only draws more attention to it.

Tia Hooper moved to table PBCase 2021:01 Proposed site plan application for the construction of a 150 foot monopole Wireless Communication tower and accessor

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equipment, and for applicant to come back March 10th to address the need and requirements regarding camouflage. Dean Tirrell second. Motion carried 5-0.

Scott Dias asked for Mark Fougere to reach out to the Road Agent for a reasonable bond amount. Chair Dean Tirrell asked Mark Fougere to ensure all of the Fire Chief's and Road Agent's concerns and conditions were documented in writing, as well as inviting applicant Jim for Planning Board Alternative position to the next meeting.

Chair Dean Tirrell informed everyone it has been suggested unified mailbox sections for new constructions. This was brought up in regards to mailboxes that have been damaged by the snowbanks/snowplows. Tia Hooper noted that some of the mailboxes damaged were not placed high enough to clear the height of the snow banks. It was also noted mailbox repair should be part of a homeowner's yearly maintenance and if the mailbox post is rotting to replace it.

Tia Hooper moved to adjourn. Chair Dean Tirrell seconded. Motion carried 5-0.

Adjourn at 8:30.

hennikeradmin@tds.net

From: Mark Fougere <fougereplanning@comcast.net>
Sent: Thursday, March 4, 2021 11:41 AM
To: 'Mark Fougere'; Jean Henniker BOS Planning
Subject: FW: March 10th
Attachments: Henniker ZAP Supp 1.pdf

From: Francis D. Parisi [mailto:fparisi@plapc.com]
Sent: Thursday, March 4, 2021 11:11 AM
To: henniker3@tds.net
Cc: Mark Fougere <fougereplanning@comcast.net>
Subject: RE: March 10th?

Mark:

Our engineers have come up with another possible camouflage solution that we think would be more appropriate for the location (and also address the Board's concerns).

The tower can come from the factory with a "COR-TEN" weathered steel finish, which is a factory-installed, rust colored patina, rather than the standard galvanized steel finish. This type of finish doesn't create the long term maintenance issues of a painted tower or a fake pine tree, and is far more appropriate for utility type structures to blend into a vegetated backdrop from a distance (which seemed to be the primary concern of the Board). Given the limited visibility of the tower (especially from up close, as shown by the visibility demonstration and the photo previously submitted), this seems to be a much more appropriate solution for the location.

I have also included information about the visibility demonstration from our visibility demonstration consultants.

Please feel free to call me if you have any questions or need paper copies of the attached.

Thanks!

Fran Parisi
(401) 447-8500

From: henniker3@tds.net <henniker3@tds.net>
Sent: Tuesday, March 2, 2021 5:04 PM
To: Francis D. Parisi <fparisi@plapc.com>
Cc: Mark Fougere <fougereplanning@comcast.net>
Subject: March 10th?

Fran,

Will you have cut sheets this week relative to the pine tree tower? We would like to send out packets to the Board on Thursday afternoon.

Mark

From: "Francis D. Parisi" <fparisi@plapc.com>
To: henniker3@tds.net
Cc: hennikeradmin@tds.net
Sent: Monday, February 22, 2021 11:36:27 AM
Subject: RE: Rescheduled meeting

Mark / Deb:

Just checking in: are we all set for Wednesday?

THANKS!

Fran Parisi
(401) 447-8500

From: henniker3@tds.net <henniker3@tds.net>
Sent: Thursday, February 11, 2021 10:44 AM
To: Francis D. Parisi <fparisi@plapc.com>
Subject: Rescheduled meeting

Fran,

Updated agenda attached, abutters notice being mailed out today.

Mark

Mark J. Fougere, AICP
Town Planner
Town of Henniker
18 Depot Hill Road
Henniker, NH 03242
O:603-428-3221
F:603-428-4366



**APPLICATION FOR SITE PLAN REVIEW
(Planning Board)
FOR
PERSONAL WIRELESS SERVICE FACILITY
SUPPLEMENT NO. 1**

Applicant: Vertex Tower Assets, LLC
Site Id: VT-NH-3012B
Property Address: 796 Liberty Hill Road, Henniker, NH 03242
Tax Assessors: 1-65
Property Owner: Thomas N. Patenaude and Virginia S. Sheehan as Trustees of the Thomas N. Patenaude 2012 Irrevocable Trust, and Ronald C. Goss as Trustee of the Kathleen A. Goss Revocable Trust
Date: March 4, 2021

1. Letter from Virtual Site Simulations, LLC re 1/27/21 Visibility Demonstration
2. Letter from Pro-Terra Design Group, LLC re camouflage finish.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'F. Parisi'.

Vertex Tower Assets, LLC
c/o Francis D. Parisi
225 Dyer Street
Providence, RI 02903
(401) 447-8500 cell
fparisi@plapc.com

1



VSS

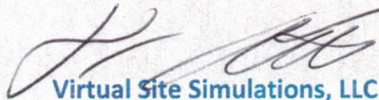
Your Visual Data Partner

Balloon test equipment affidavit

On 1-27-2021 A RED balloon was flown at a height of 150 feet. The Balloon was measured to be approximately 3 feet in diameter.

Thank You

David Archambault



Virtual Site Simulations, LLC.

Vice President

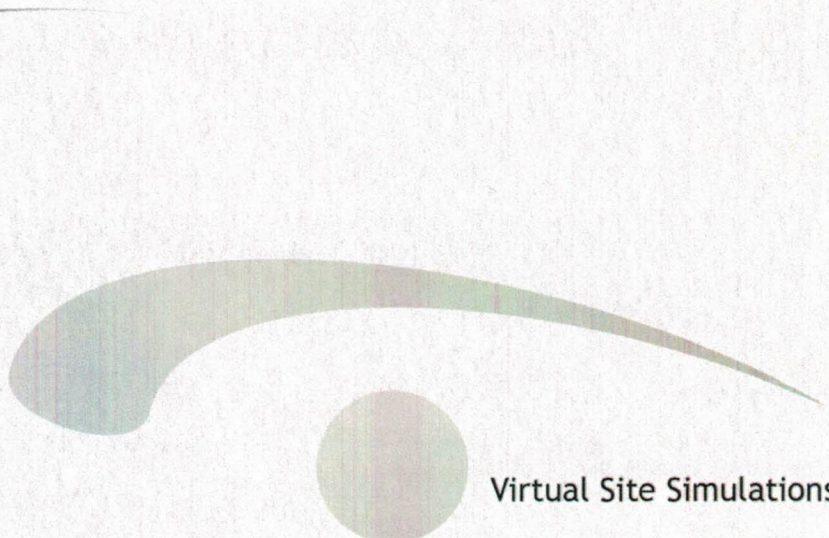
Business Development



Office: (401) 229-5885

Mobile: (401) 207-1088

www.virtualsitesimulations.com



On-site Observation & Documentation - Balloon Test

A balloon test is conducted to be used as the visual reference for site observations from random locations throughout the study area. The balloon test consisted of flying a 3 Ft. diameter helium filled balloon to the top elevation of the proposed tower(s). A red balloon is typically used to provide the best contrast between it and surrounding sky or vegetation. And, when necessary yellow balloons are used to provide differentiation to other towers or locations. The balloon(s) are then tethered to the location(s) of the proposed tower(s), and elevation(s) are set by measuring the length of the tether.

Balloon test accuracy is very wind dependent. The balloon test was therefore scheduled on a day with wind conditions below the accepted threshold of 10mph. A preliminary viewshed analysis can be done using the method outlined above to determine what areas are predicted to have views of the proposed site and to verify the computer model. Drive-by visual reconnaissance of the Study Area is then conducted using the preliminary viewshed analysis as a guide. Locations where the Balloon is visible and not visible are photo documented and a GPS track of reconnaissance areas is made. Reconnaissance areas were limited to public areas/roads, no private property is used in the on-site observations of this test.

Photo documentation of this test is accomplished using a Nikon P900 16Mp digital camera set to use a 50mm focal length^{1 2}. The Nikon P900 was chosen because it has built-in XMP metadata files that embed the GPS location, light conditions and bearing to target within the image source data file. These photos document the necessary location and bearing data to ensure the accuracy of simulation location. This documentation is then incorporated into a computer model prediction. The on-site observations are used to adjust model assumptions made in the 3d model as necessary.

¹ "The lens that most closely approximates the view of the unaided human eye is known as the normal focal length lens. For the 35 mm camera format, which gives an 24 x 35mm image, the normal focal length is about 50mm" Warren Bruce Photography, West Publishing Company, Egan, MN c 1993 (page 70)

² 50 mm focal length is based on 35mm film photography. Since Digital photographic sensors are not the same size as 35mm film ALL digital photography focal lengths must be corrected

Photographic Documentation – Photorealistic Simulations

A number of photographs are chosen from the on-site documentations photos and used to prepare photorealistic simulations of the proposed telecommunications facility. GPS coordinates and bearing information recorded within the XMP metadata file of the documentation photos are used to generate virtual camera positions within a 3d model. The balloon in the documentation photos is used as a spatial reference to verify the proportions and height of the proposed tower. Site plan information, field observations and 3D models are then used in these simulations to portray relative scale and location of the proposed structure. The photo simulations are then created using a combination of the 3d model and photo rendering software. These simulations and the existing site photographs provided for reference are attached.

Limitations:

This report and the analysis herein does not claim to depict all locations, or the only locations from which the proposed facility will be visible; it is intended to provide a representation of those areas where proposed facility is likely to be visible.

2

March 3, 2021

Mr. Stephen Kelleher, Manager
Vertex Tower Assets, LLC
155 South Street, Suite 205
Wrentham, MA 02093

RE: Camouflage/Finish Option Monopole Tower
Site Name: Henniker North Rt114
Site ID: VT-NH-3012B
796 Liberty Hill Road
Henniker, NH 03242

Mr. Kelleher:

We have been asked on occasion to help design towers which mitigate visual impact. If the approving authority is concerned with possible reflective surfaces of the pole, an option to consider is a weathered steel finish (ASTM A606-4, A588, and A847 finishes.) These types of finishes are used on exterior transmission structures, bridges, guardrails, architectural elements, and communication towers. The finish can be described as an "Earth tone", often blends into the environment, is considered non-reflective, and is relatively maintenance free.

COR-TEN® tradename steel (also referred to as weathered steel) is a group of steel alloys that are often used in steel construction exposed to the elements that are difficult to access and maintain. Weathering steel has increased resistance to environmental corrosion when compared to other steels. It resists the corrosive effects of rain, snow, ice, fog, and other conditions by forming a coating of red-brown patina over the metal. This earth tone colored patina will only form in the outer layer of the steel which will then form a protective barrier that aids in the resistance of future corrosion.

This type of finish can negate the need for painting and other rust-prevention maintenance/galvanizing repair. This type of finish doesn't create the long-term maintenance issues of a painted tower or the branches and paint on a fake pine tree. It is often a more appropriate finish for cell towers to blend into a mountain or tree vegetated backdrop. Many folks find the patina of this material to be attractive on its own and as a bonus it also helps to avoid Volatile Organic Compound (VOC) emissions from paint coatings which is also good for the environment.

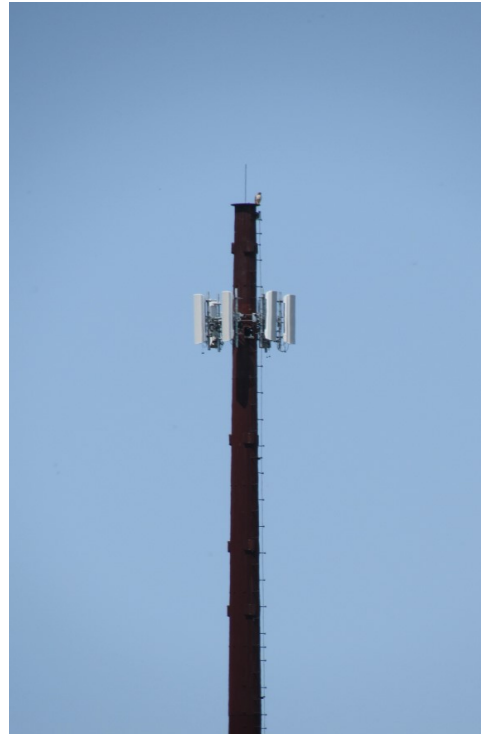
Attached below please find a few pictures from structures that use this coating and consider it for the project in Henniker where the viewshed analysis and photo simulations of the tower appear to show minimal exposure from surrounding properties.

Sincerely,
ProTerra Design Group, LLC

Jesse Moreno, PE

ProTerra Design Group, LLC
4 Bay Road; Building A; Suite 200
Hadley, MA 01035

(413)320-4918
info@proterra-design.com



Monopole cellular communications tower



Pedestrian walkway bridge



Electric transmission tower



Highway/park guiderail

From: Mark Fougere <fougereplanning@comcast.net>
Sent: Thursday, February 25, 2021 3:13 PM
To: Jean Henniker BOS PLanning
Subject: FW: Liberty Hill Road

Follow Up Flag: Follow up
Flag Status: Completed

Please forward to Planning Board members.

From: Leo Aucoin [mailto:henroadagent@tds.net]
Sent: Thursday, February 25, 2021 10:39 AM
To: 'Mark Fougere' <FougerePlanning@comcast.net>
Subject: Liberty Hill Road

Members of the Planning Board,

Per my conversation with Mark, it's my opinion the wear and tear on Liberty Hill Road for the construction of the new cell tower would be no worse than two homes being constructed or maybe even one large home. To my knowledge we do not require a bond for home construction but contractor is still responsible for any damage to the road during construction should any accrue. Leo

Leo Aucoin
Town Of Henniker
Highway Superintendent
18 Depot Street
Henniker,NH 03242
603-428-7200
Email: roadagent@henniker.org

From: Mark Fougere <fougereplanning@comcast.net>
Sent: Friday, February 26, 2021 3:53 PM
To: Jean Henniker BOS PLanning
Subject: cell tower

Please forward to Planning Board.

From: Jim Morse [mailto:hennikerfirechief@gmail.com]
Sent: Friday, February 26, 2021 3:40 PM
To: Mark Fougere <FougerePlanning@comcast.net>
Subject:

The Henniker Fire Department has evaluated the Vertex Cell tower at 796 Liberty Hill Road Henniker NH. We do have some requests and Concerns.

1. Proper safety measure are in place during construction.
2. All proper NFPA codes will be followed.
3. Space made available if ever needed for the Town of Henniker.
4. Road is safe and navigable for a Heavy Rescue and Engine, while installation of the tower is in progress.
5. Knox locks will be used if any chain or gates are put in.
6. A contact list (Supervisor, Builder, electrician, ect.) will be emailed to Hennikerfirechief@gmail.com .
7. Notification to Hennikerfirechief@gmail.com when the project is started and finished.

If these requests are fulfilled, we have no concerns at this time and feel the project could start.

Sincerely,

Chief Morse

Henniker Planning Board

Site Review

19 Rush Road, Henniker, NH 03242

Narrative –

19 Rush Road is currently a two-family house in a CV zone. Our proposal is to convert the two-family house into a multi-unit (3-dwelling) property. The footprint of the building would not change other than the removal of the garage.

This home, built in 1861, has, for the last 97 years, had two owners. The last owner lived by herself in the home after her children left and husband died occasionally renting part of the home during that time. During the previous owner's tenure there was at one time three dwellings in the building. The building still does have a separate single bedroom apartment, with a kitchen and full bath that is approximately 450 square feet. In the past, the other small apartment at the other end of the home had a kitchen which has since been removed, a bedroom, and a living room, as well as a full bathroom. The total living space of the building is 2,888 square feet thus leaving approximately 2,450 of living space remaining in the house after one considers the existing small apartment.

Of the remaining 2,450 of living space, there is a single kitchen, 3 ½ baths, and 3 bedrooms along with a few other living spaces that are hard to define as to their specific use. The house is extremely dated and chopped up. For example, the front stairs lead to a bedroom and full bath however, one could not walk from that part of the upstairs to the upstairs above the main part of the house without going back down those same stairs, walking through two rooms to another staircase (this was once the other apartment). Once one does climb the staircase in the main part of the building, they must duck to avoid hitting their head before turning right at the top of the landing where the first room they can enter is a full bathroom. Beyond that bathroom is a small bedroom that can only be entered if one walks through the full bathroom. The point is, even as a single-family home, the building does not make sense. When it was built, and for the families that most recently owned it, the streets which it borders, front and back (Rush Road and Maple Street), were not nearly as busy as they are now. On each of the streets the sidewalk is on the other side of the street.

Our plan is to leave the small apartment as is with only minor updates. We will add dormers to the second floor thereby connecting the upper floor living spaces which will allow for a nice one-bedroom apartment on the second floor. The lower floor will be remodeled into a two-bedroom apartment. This solution makes the most sense for the building and its potential use.

The footprint of the house will not change, and adequate parking is easily managed by existing spaces in the front and adding three spaces behind the building accessible from Rush Road. There is currently a paved driveway to the existing garage and with the removal of the garage, the driveway can be extended so that cars can park in the rear of the building.

Minutes of Zoning Board Approvals -

Minutes showing the Zoning Board of Adjustments approval of the variance and special exception are attached. However, they are draft minutes. The Zoning Board will go through the approval process when they meet again but that is unclear as they have not been meeting regularly.

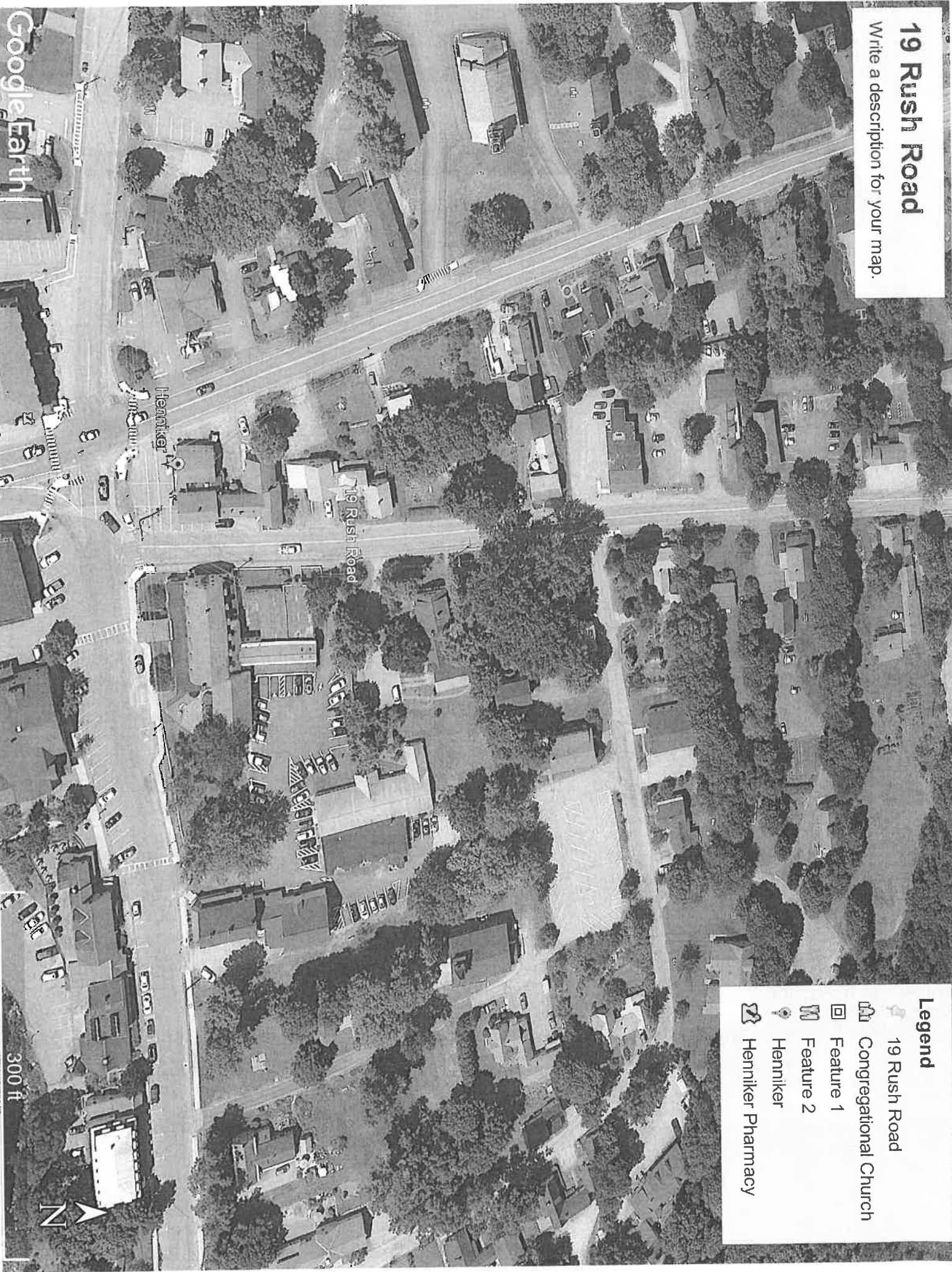
Person who drew the house plans -

Jack Krantz
Country Homes and Fine Woodworking
P.O. Box 17
Henniker, Nh 03242

19 Rush Road

Write a description for your map.

- Legend**
- 19 Rush Road
 - Congregational Church
 - Feature 1
 - Feature 2
 - Heniker
 - Heniker Pharmacy



Google Earth

300 ft





CASE # 2021:02

SITE PLAN REVIEW APPLICATION

Property Address: 19 Rush Road

Parcel Lot #: Map 2 Lot 211 Zoning District: CV

Parcel Lot Size: .30 acres Road Frontage: Rush Rd 111.68 feet
Maple St 103.8 feet

Type of Application: Change of Use
(Circle Type) Home Business Retail/Service
Multi-Family Residential *2 family to 3 units*
Commercial/Industrial Development
Telecommunication

PROPERTY OWNER(s)

Name: McMurphy Family Revocable Trust Name: _____
Address: 24 Rush Rd Address: _____
Henniker NH 03242
Tel #: 603 748-4452 Tel #: _____
Fax #: _____ Fax #: _____
Email: marcm@whitebirchcc.org Email: _____
Signature: [Signature] Signature: _____

APPLICANT(s)

Name: Marc L. McMurphy Name: Michelle L. McMurphy
Address: 24 Rush Rd Address: 24 Rush Rd
Henniker NH 03242 Henniker NH 03242
Tel #: (603) 748-4452 Tel #: (603) 748-0849
Fax #: _____ Fax #: _____
Email: marcm@whitebirchcc.org Email: mcm-rphy642@gmail.com
Signature: [Signature] Signature: _____

If the property owner is not the applicant and/or wishes the applicant to act on their behalf, the property owner **MUST** provide a notarized letter (original) authorizing the applicant to file an application.

Telephone 603-428-3221 Town of Henniker 18 Depot Hill Road, Henniker, NH 03242 www.henniker.org FAX 603-428-4366

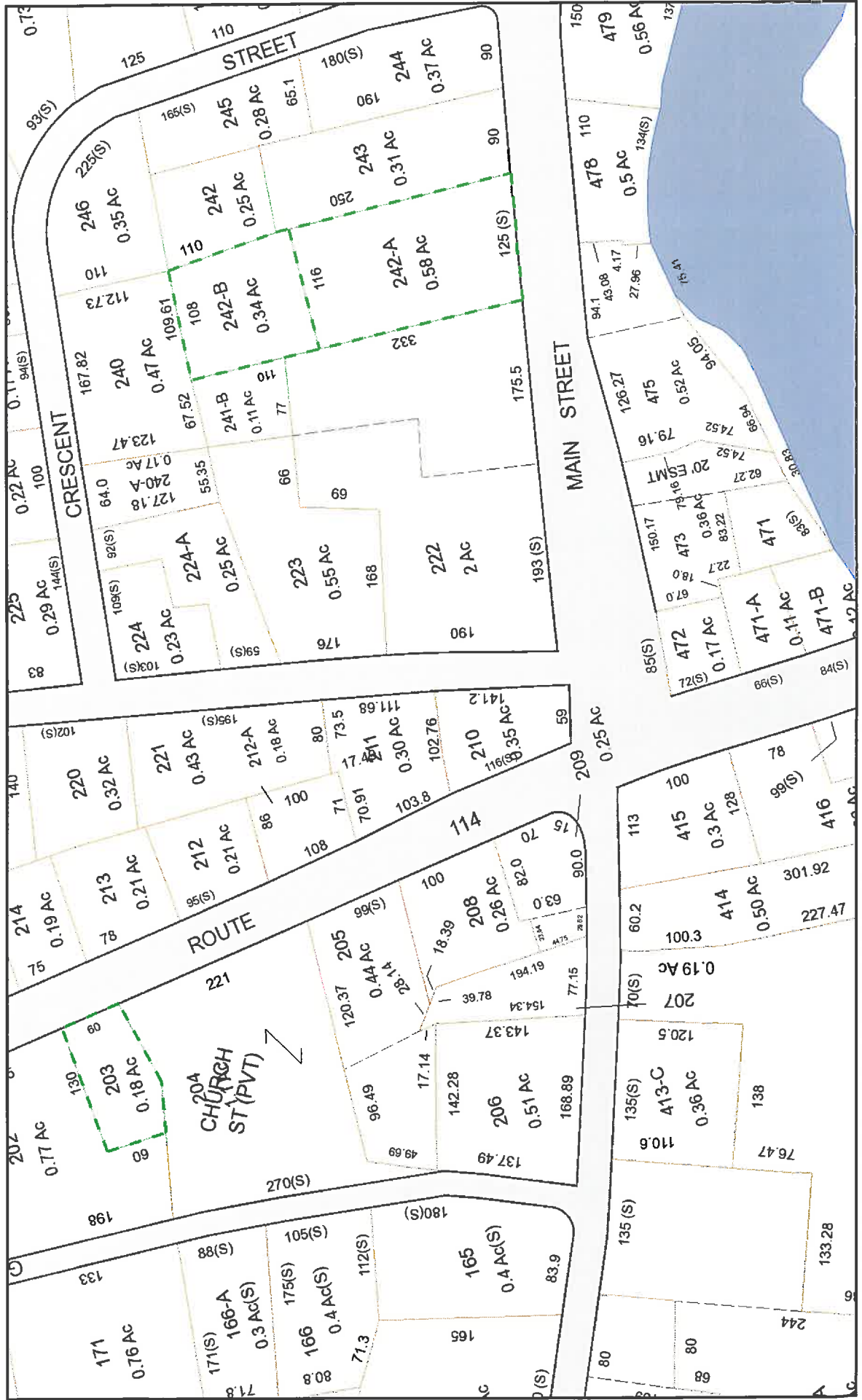


Henniker, NH

1 inch = 137 Feet



February 2, 2021



The data on this map has been compiled from a variety of sources granted voluntarily by private owners and official sources and is not to be considered legal location of property boundary lines. The Town of Henniker assumes no responsibility for the accuracy of individual parcels.



**Town of Henniker
Zoning Board of Adjustment
Notice of Decision**

January 20, 2021

- 1. ZBA Case 2021:1** Request for a Variance from Article X Lot Sizes to expand an existing duplex home to a multi-family property where the existing lot area is 13,068 square feet and 30,000 square feet is required. 19 Rush Road, Map 2 Lot 211, Owner: McMurphy Fam. Rev. Trust, Applicant: Marc & Michelle Murphy, Zoned CV Commercial Village.

At the January 27, 2021 meeting, the Zoning Board of Adjustment held a public hearing relative to your request as outlined above. The Zoning Board, after discussing the request voted to approve your application 3 to 2.

- 2. ZBA Case 2021:2** Request for a Special Exception from Article VIII Section 133-33 to expand an existing duplex home to a multi-family residence. 19 Rush Road, Map 2 Lot 211, Owner: McMurphy Fam. Rev. Trust, Applicant: Marc & Michelle Murphy, Zoned CV Commercial Village.

At the January 27, 2021 meeting the Zoning Board of Adjustment held a public hearing relative to your request as outlined above. The Zoning Board, after discussing the request, voted to approve your application 5 to 0 with the following stipulation: The existing carport shall be removed and the front driveway shall be connected to proposed rear parking area.

Doreen Connor, Chair
Zoning Board of Adjustment
January 27, 2021

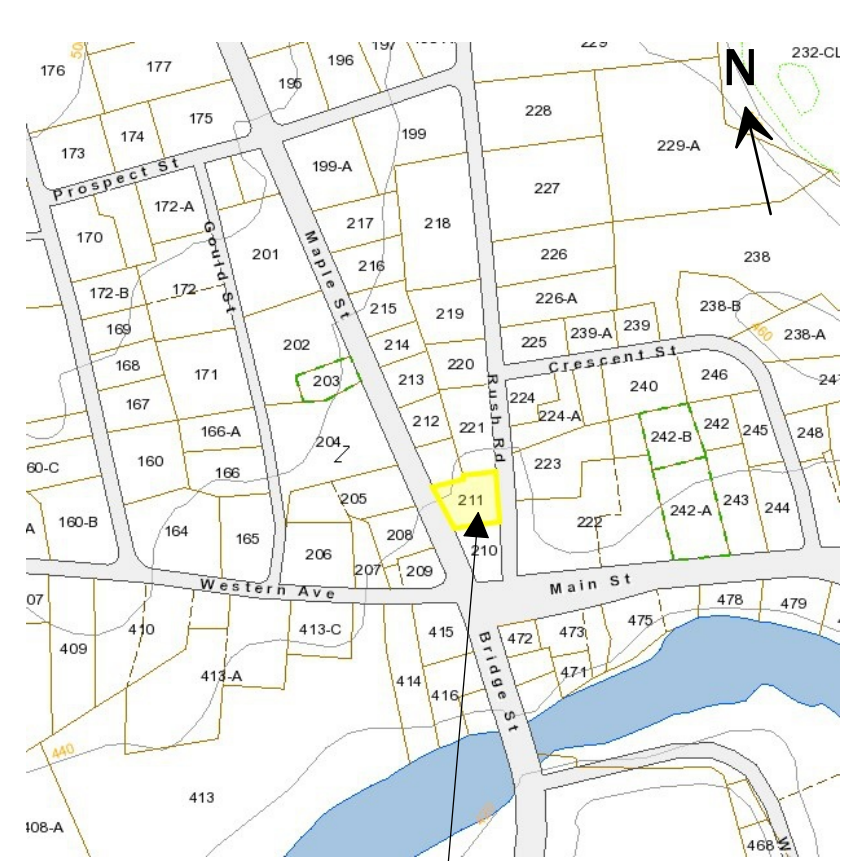
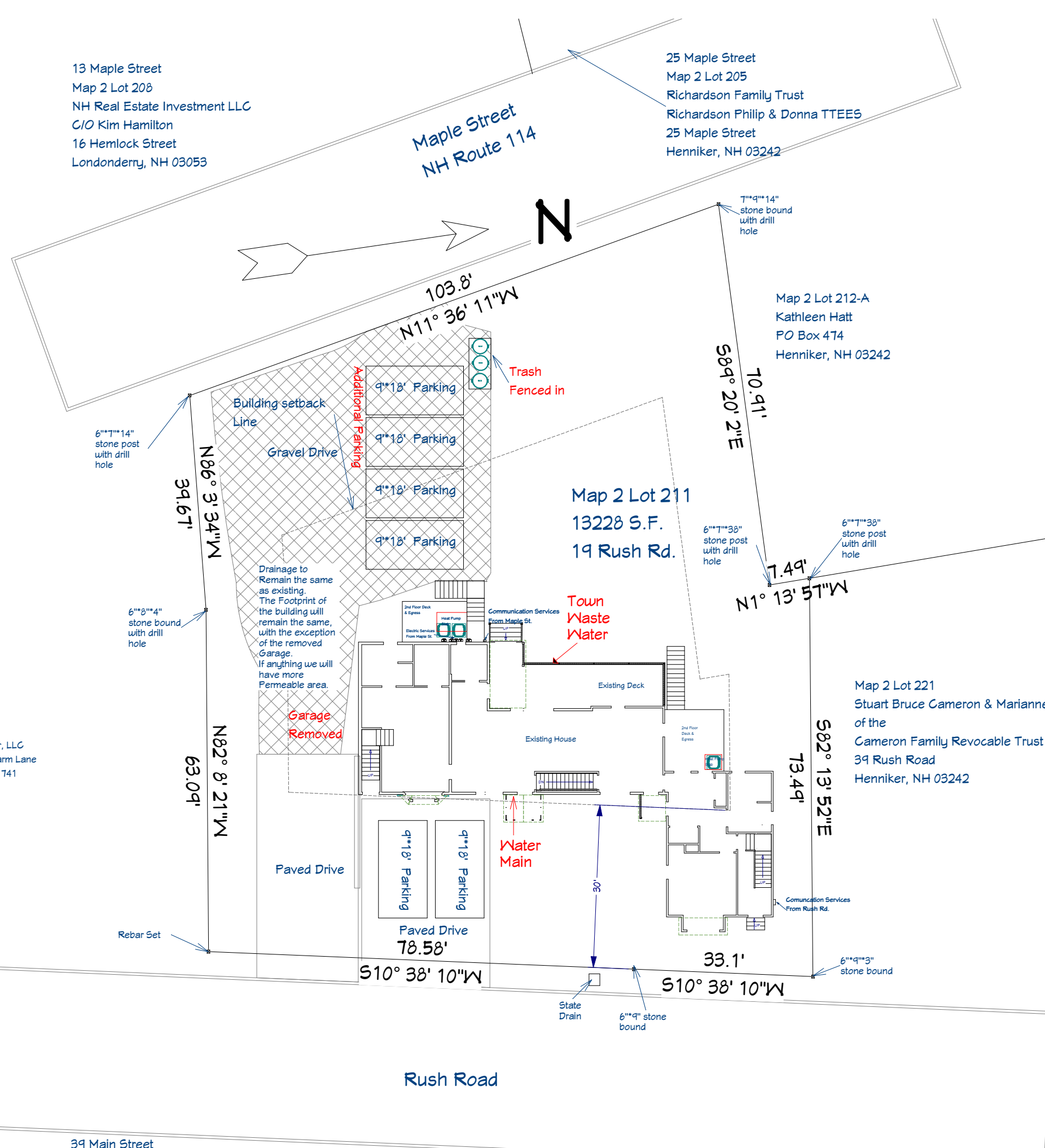
Under the provisions of RSA 677:2 a request of rehearing must be filed with the ZBA within 30 days after a decision of the ZBA has been made. The request for rehearing is required to set forth fully every ground upon which it is claimed that the decision or order is unlawful or unreasonable. In the event that a rehearing is granted, a new application along with the appropriate fee must be presented to the Land Use Office in accordance with the posted schedule.

Cc: File, Assessing, Applicant

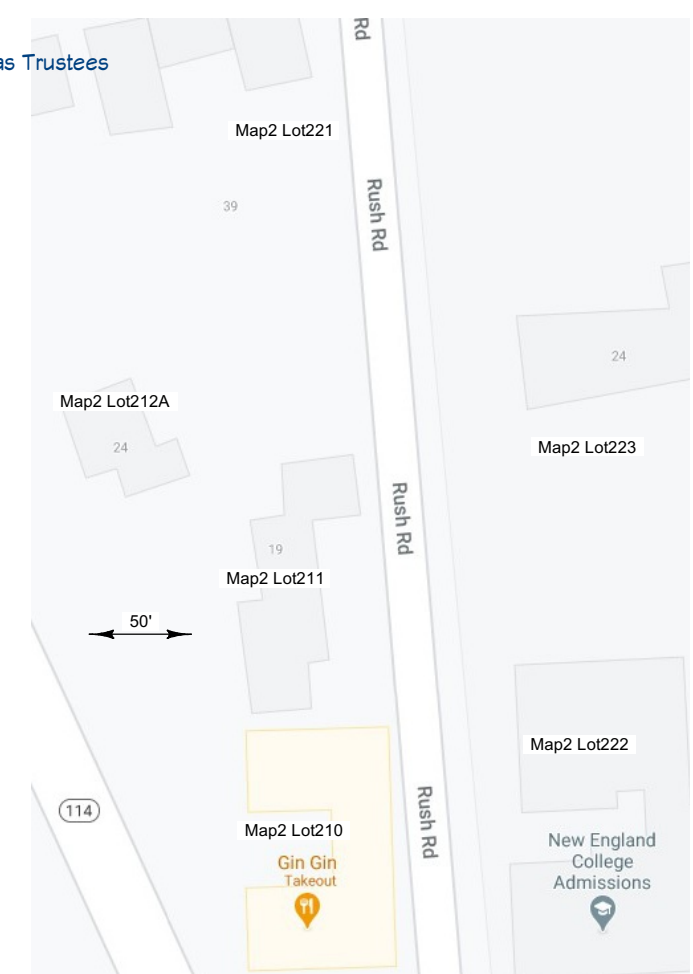
Telephone
603-428-3221

18 Depot Hill Road
Henniker, NH 03242

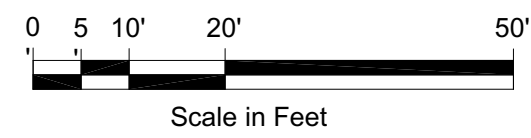
FAX
603-428-4366




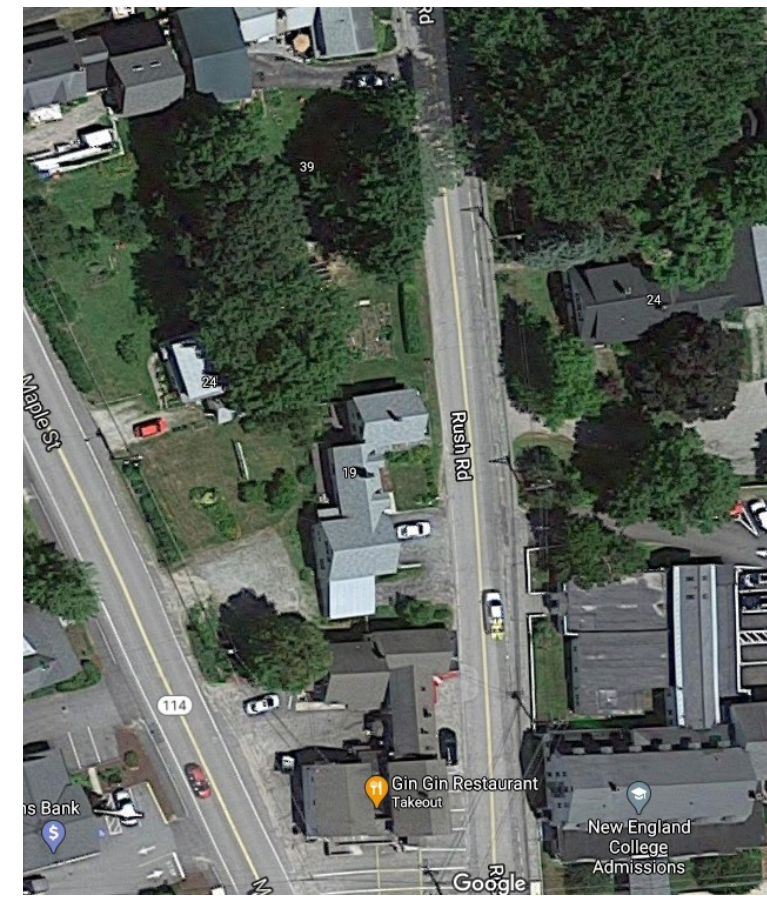
Locust Map to
19 Rush Road
Tax Map # 211
Henniker, NH



Near by Buildings



Sheet #: 1	Drawn By: JK	Scale: 1" = 20'	Date: 3/1/2021	Description: Proposed Plot Plan	McMurphy Family Revocable Trust McMurphy M.L. & M.L. TTEES 24 Rush Rd. Henniker, NH 03242		Po. Box 17, Henniker, NH 03242 Cell 496-0001 Email: jackkrantzjr@gmail.com JackKrantz.com
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13 Maple Street
 Map 2 Lot 208
 NH Real Estate Investment LLC
 C/O Kim Hamilton
 16 Hemlock Street
 Londonderry, NH 03053

25 Maple Street
 Map 2 Lot 205
 Richardson Family Trust
 Richardson Philip & Donna TTEES
 25 Maple Street
 Henniker, NH 03242

Map 2 Lot 212-A
 Kathleen Hatt
 PO Box 474
 Henniker, NH 03242

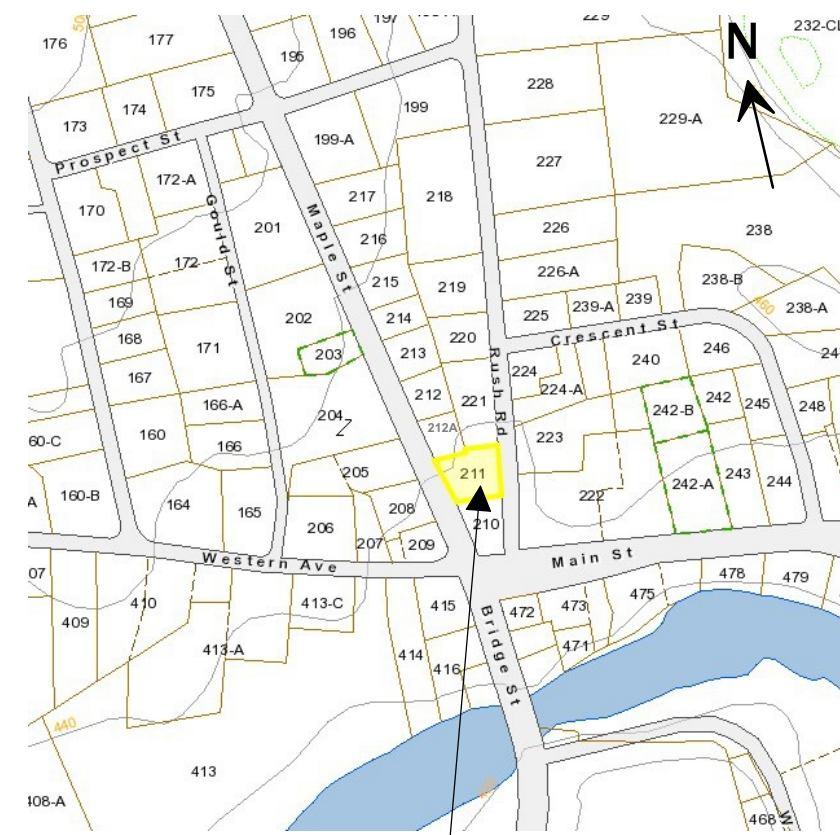
Map 2 Lot 210
 Chen Henniker, LLC
 136 Virginia Farm Lane
 Carlisle, Ma 01741

Gin Gin
 Restaurant

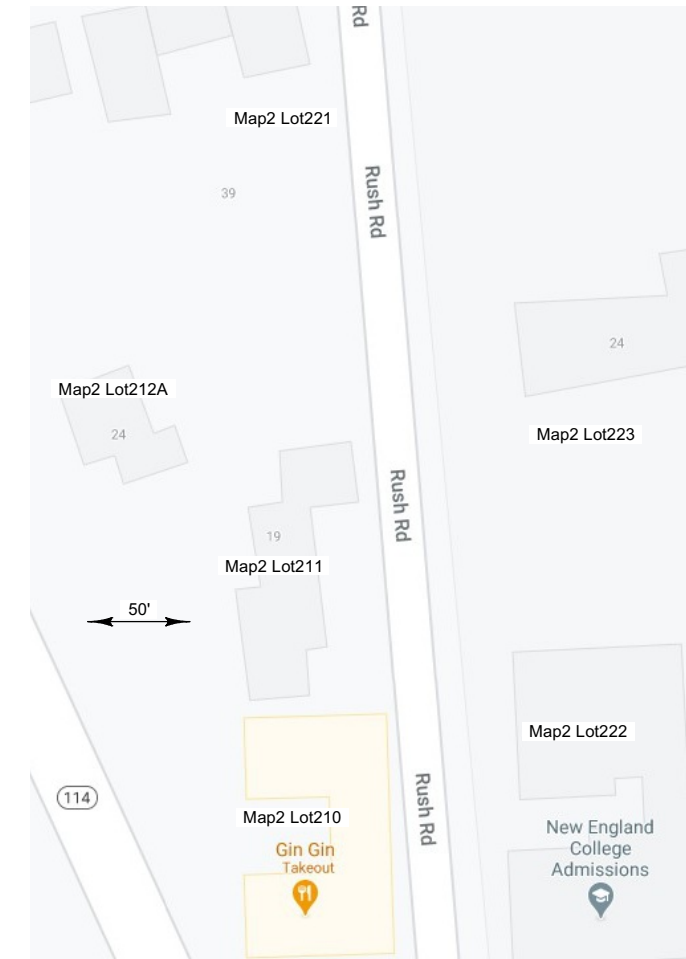
Map 2 Lot 221
 Stuart Bruce Cameron & Marianne Elise Cameron, as Truste
 of the
 Cameron Family Revocable Trust of 2014
 39 Rush Road
 Henniker, NH 03242

39 Main Street
 Map 2 Lot 222
 New England College Preston Barn
 15 Main Street
 Henniker, NH 03242

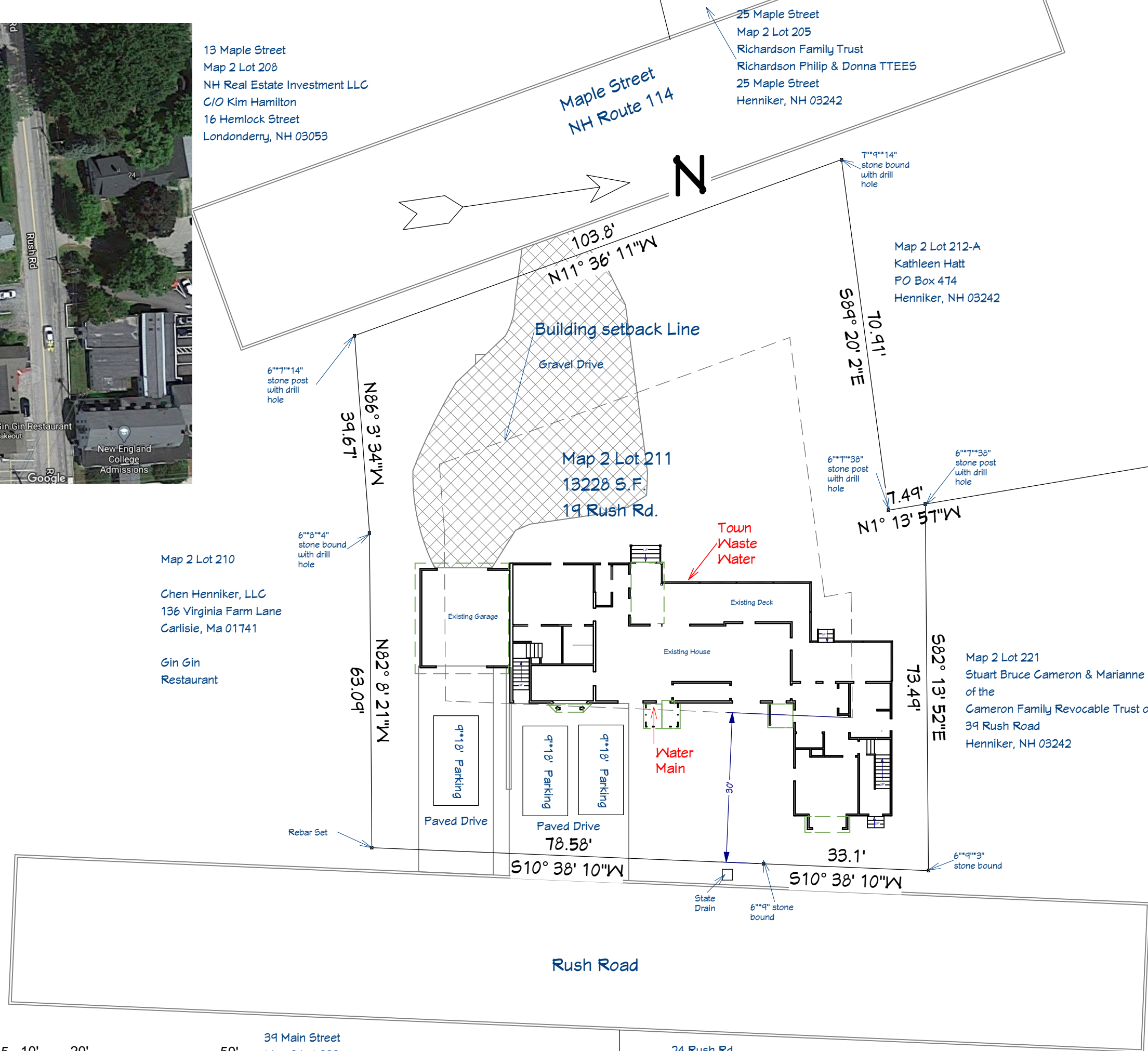
24 Rush Rd.
 Map 2 Lot 223
 McMurphy Family Revocable Trust
 McMurphy M L & M L TTEES
 24 Rush Rd.
 Henniker, NH 03242




Locust Map to
 19 Rush Road
 Tax Map # 211
 Henniker, NH



Near by Buildings



Sheet #: 2	Drawn By: JK	Scale: 1" = 20'	Date: 3/1/2021	Description: AS-BUILT PLAN	McMurphy Family Revocable Trust McMurphy M.L. & M.L. TTEES 24 Rush Rd. Henniker, NH 03242	 JACK KRANTZ COUNTRY HOMES & FINE WOODWORKING	Po. Box 17, Henniker, NH 03242 Cell 496-0001 Email: jackkrantzjr@gmail.com JackKrantz.com
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