***Notes of Site Walk of the Newmarket Planning Board***

***Proposed AT&T Cell Tower at 4 Young Lane***

 ***Saturday, April 13, 2019 9:30 am.***

**Present:** Town of Newmarket: Eric Botterman (Chairman), Val Shelton (Vice Chairman), Diane Hardy (Town Planner), Jamie Bruton, Daniel Lewis, and Gretchen Kast (Town Council ex-officio).

 Also, Frank Kelley from SAI Communications, representing AT&T was present. Phil MacDonald from Underwood Engineers, the Town’s engineering consultant, was in attendance.

 There were no abutters present.

The Planning Board commenced the site walk on the southern side of the Fire Safety/Public Works Building and walked around to the rear of the facility along the paved area. After climbing the somewhat steep slope in back of the building, the group located a stake with a ribbon, which marked the site of the new 150 foot monopole tower at the top of the bank adjacent to the tree-line of the woodland area, which extended back several hundred feet to the rear property line. It was noted that only a few trees and underbrush would need to be trimmed to clear the area for the proposed 60’ x 60’ fenced compound, salvaging the white birch trees that were found there. There were pleasant views of the Lamprey River, the historic downtown mills and church steeple off in the distance in Newmarket’s downtown village. It was noted that the location was ideal for a cell tower, as it was quite isolated and out of view from nearby residences, due to the topography and screening with the exception of four homes along the New Road, whose backyards abutted the Public Works/Fire Station property. The Board then traversed the hill along the proposed path of the 12 foot wide gravel road. There will be a 20 foot wide access and utility easement to provide access for maintenance and routine inspections.

Phil MacDonald noted four (4) concerns he had:

 (1) That care be taken in laying out and grading the access road to match the existing topography without major cuts and fills, so it will be more natural in appearance.

 (2) The drainage swale, which will carry stormwater from the proposed access road to the Town’s drainage system, may need to be lowered and re-graded to drain properly.

 (3) Portions of the existing pavement along the 20 foot wide access easement, which will provide access to the access drive, is in poor condition and should be replaced.

 (4) The 6 foot wide utility easement near the entrance to the parking lot interferes the Town’s NH DES approved drainage plan for New Road and the proposed drainage outfall on Young Lane. This needs to be re-worked.

Mr. MacDonald and Mr. Kelly discussed each of these issues with the Planning Board. The applicant agreed to various design solutions, so modifications could be made to the plans prior to the May 14, 2019 Planning Board meeting. It was decided to cancel the Technical Review Committee (TRC) meeting on the application at the Town Hall on Wednesday, April 17, at 8:30 am. The application will be taken up by the full Planning Board again at its meeting on Tuesday, May 14 at 7:00 pm.