

Holliston Zoning Board of Appeals Meeting Minutes of November 18, 2019

Present: Chairman John Love, Jay Peabody, and Associate Member, Elizabeth Dembitzer. Mark Bush was absent.

Call to Order: The Chairman called the meeting to order at 7:05 p.m. in the Lower Level Conference Room (#014) of Town Hall.

Approval of Minutes:

On a motion by Ms. Dembitzer, seconded by Mr. Love, the minutes of October 21, 2019 were approved as amended through discussion.

Greenview Realty, LLC – Permit Extension Review

Robert Fasanella, Esq. of Rubin and Rudman, LLP, Attorney for Greenview Realty, LLC was present to review the Comprehensive Permit along with Joe Harrison from SunRaise Solar. Mr. Fasanella indicated that a lease agreement with SunRaise is in process and a local “neighborhood” meeting with 8-10 neighbors present was supportive of the potential large-scale solar project. He indicated that at this point, solar would be their preference and a Use Variance application is expected to be filed in the short-term. He expressed an interest in extending the Comprehensive Permit for the second year of the November 2018 extension until a decision is rendered on the solar project. Mr. Harrison described the process for due diligence and permitting, noting that Weston & Sampson and GeoInsight are working with SunRaise on the approximate 5 MW ground-mounted solar project within the NEMA Eversource Energy zone. Proposed residential buffering and open space were noted as well as the desire to make this a community solar program.

On a motion by Mr. Peabody, seconded by Ms. Dembitzer, members acknowledged the substantial progress made on an economically viable alternative to the Comprehensive Permit.

Special Permit Public Hearing

AT&T Mobility, New England – 0 Marilyn Street

The Chairman opened the public hearing at 7:30 p.m. and Mr. Peabody read the hearing notice into the record as well as correspondence from Ryan Clapp, Conservation Agent (dated November 5, 2019). Simon Brighenti, Esq. of Centerline Communications, LLC was present to discuss the petition to allow installation of a 4’ x 20’ wireless communication facility/fixture atop an existing 135 foot high transmission tower. He indicated that AT&T has been searching for several years to locate in this general area in order to fill gaps in its existing coverage (FirstNet Network and AT&T commercial use expansion). A radio frequency engineer evaluated sites in the area with the Eversource right-of-way selected. A 10’-11’ extension (antenna array) atop the existing 134’ transmission tower structure is being proposed. All ground equipment and access roadway would be occupying existing disturbed areas. A similar T-Mobile antenna is located four towers away.

The facility would be remotely monitored 24/7 and surrounded by an 8’ fence. Physical monitoring is anticipated approximately once every 6 weeks. An application is pending with the FAA regarding the need for lighting. It was noted that towers under 200’ and outside direct flight paths are generally excluded from beacon lighting requirements. Signage details for both the equipment shed identification for safety and component safety were generally described.

Approved: January 13, 2020

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The Chairman opened the floor to the public. Asking questions were the following individuals: Sandra Hodgedon of 23 Northway Street, Robert Smith of 52 Marilyn Street, Kristen Heller of 125 Hemlock Road, William Wintringham of 20 Marilyn Street, Leslie and Matthew Negri of 79 Northway, Doug Brown of 314 Fiske Street, Anne Buckley of 7 Indian Ridge Road, Kim Lentros of 20 High Rock Road, Michael Pansock of 125 Marilyn Street, and Doug Troland of 101 Marilyn Street.

Questions focused on neighborhood visuals, future expansion (co-location potential), radio frequency report/study and the ability for peer review under provisions of MGL c. 44, s. 53G, EMF and RFR generation and federal standards (FCC), passivity of and access to the use (traffic, security and snow removal), underground fuel storage and anchoring in/near wetlands, explosivity of propane, generator usage/testing and noise generation, long-term lease term, local power supply and location of several local daycare homes.

Speaking in opposition to the application were the following individuals: Sandra Hodgedon of 23 Northway Street, Susan Rose of 45 Exchange Street, Leslie Negri of 79 Northway Street, Kristen Heller of 125 Hemlock Drive, Paula Bloomquist of 48 Northway Street, and Doug Brown of 314 Fiske Street.

The Chairman requested that supplemental information be provided including a need analysis, viewshed analysis and photosimulation with potential for a balloon or crane test, generator specifications, propane storage and safety (alternative analysis), and detail of gated security. The selection and scope of a third-party review will occur prior to the next hearing session.

Mr. Peabody made a motion to continue the public hearing until January 27, 2020 at 7 p.m. Ms. Dembitzer seconded with all in favor.

Adjournment: The meeting adjourned at 10:10 p.m. on a motion made and duly seconded with all in favor. The next meeting was scheduled for January 13, 2020.

Respectfully submitted,

Karen Sherman
Town Planner

Approved: January 13, 2020