

**TOWN OF ST. GEORGE
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
ONE BARBER ROAD, ST. GEORGE
March 16, 2010**

- MEMBERS PRESENT:** Marie Mastro (Chair); Scott Baker, Matt Palmer, Ron Arms, Connie Kendall, Dan Pillsbury.
- ADMINISTRATION:** Ed Hanson, Zoning Administrator.
- OTHERS PRESENT:** Mark Hall, Liz Hill, Zach Davis, Rick Pierce, Cathy Neff.
- AGENDA:**
1. Call to Order
 2. Applications:
 - Conditional Use Review, Antennas, Mount Pritchard, Omnipoint Communications (#09-2)
 3. Zoning Administrator Update
 4. Approval of Minutes
 5. Other Business
 6. Deliberative Session and/or Adjournment
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1. CALL TO ORDER

Marie Mastro called the meeting to order at 7:04 p.m.

2. APPLICATIONS

The procedure to be followed at the meeting was explained, the definition of “interested persons” (interested party status) pursuant to 24VSA4465.B reviewed, and individuals to give testimony before the Development Review Board were sworn in.

(#09-2): Conditional Use Review for co-location of an array of up to nine additional cellular telephone antennas on the existing American Tower telecommunications antenna tower on Mount Pritchard (parcel ID#05-20-30) by Omnipoint Communications Incorporated (a/k/a T-Mobile)

Mark Hall, Liz Hill, Zach Davis, and Rick Pierce appeared on behalf of the application. Connie Kendall recused herself. Submittals from the applicant on 3/16/10 include:

- Revised tower mapping and photos from 2/5/10.
- Letter from Raphael Mohamed, PE, with ATC, dated 3/1/10 regarding leg strength change to 50 ksi.
- Letter from Joseph Johnston, EI, with ATC, dated 3/1/10 regarding tower maps.
- Letter from Joseph Johnston, EI, regarding questions concerning the certified load letter previously submitted.
- Document from Thomas Hoeningner, PE, with Stainless, LLC, dated 2/23/10, stating tower leg strength.
- Historical documents from ATC related to tower design.

APPLICANT COMMENTS

Liz Hill referred to the certified load letter explaining that the engineers use the most conservative approach (i.e. the heaviest or the approach that has the most impact on the

tower). Marie Mastro questioned why there were so many meetings to get the information when the conservative approach is standard operating procedure. Ms. Hill said better tower mapping was done and the structural analysis was changed. The engineers always presume the worst case if there is a discrepancy between the leased and installed application. Marie Mastro asked about the two issues noted with the mapping. Ms. Hill said the engineers use the block for information for the tower owner. The name should be changed to “notes” rather than TIA issues. Maria Mastro noted the letter from Mr. Johnston is not signed. Ms. Hill confirmed all the letters were redone with Mr. Mohamed’s signature. Ms. Hill submitted the signed letters.

Ron Arms pointed out the letter, dated 3/1/10, refers to one steel rod rated at 36 ksi that is not on the tower. Liz Hill explained documentation from Stainless was received with ksi information on each steel member they manufacture (their inventory). One member was rated 36 ksi, but that member is not on the Mt. Pritchard tower.

Marie Mastro asked how to compare information to know the tube strength and what is on the tower. Scott Baker clarified the key information is the yield strength of the steel which needs to coincide with the ksi listed in the letter from the engineer (Mohamed). Liz Hill said Mr. Mohamed’s letter confirms what is on the tower. The 36 ksi member is not on the tower. Ms. Mastro asked if another engineer could look at the document and the tube strength and come up with the same conclusion as Mr. Mohamed. The applicant pointed to the sheet with the tower mapping and the letter from Tom Hoeninger regarding leg strength and the age of the tower. Documents from Stainless show their specifications for members on towers they have built (generic list); not all the members are included on the ATC tower on Mt. Pritchard. Ed Hanson observed each member on the tower is identified so a cross reference between the member number and the specification is needed. Scott Baker pointed out the ATC Structural Analysis Report for the Mt. Pritchard tower has this information. The worst case is identified as 102% load. The report also identifies the sizes of each member (five inch outside diameter). Mr. Baker asked if the engineer did a site visit. Liz Hill stated the tower mappers inspected the tower on site. Mark Hall said there was mapping done in November and then a second review that found the member strength greater than first thought. Scott Baker summarized the stamped structural report from ATC is calling out member sizes based on some reasonable assumption (i.e. measurement). Liz Hill pointed out the first page of the report explains the mapping that was done on October 1, 2008 [sic]. Ron Arms commented the summary of the tower members shows leg members are five inch outside diameter and 50 ksi. The horizontal and diagonal members are 2.75 inch outside diameter and 36 ksi. It was noted page 5 of the structural report says 50 ksi in the first column and 36 ksi for the horizontal and diagonal members, but this should be 50 ksi because of the yield strength of the steel.

Kathy Neff questioned why the 50 ksi strength on the tower is not reflected in the document which would alleviate the confusion. Liz Hill stated the structural report was already done, but the report can be updated to show the actual ksi figures. Scott Baker observed all steel on the tower is at least 50 ksi, but the engineers used a conservative yield strength for the horizontal and diagonal members. The diagonal members for the

pipes are 2.75 inch, but the Stainless specification is 3.00 inch. The members used in the tower do not appear in the specifications from Stainless. Zach Davis explained Stainless did not have 2.75 inch at the time and the worst case scenario was used as a default. The engineers are being as conservative and as safe as possible. Mr. Scott stated it appears the structural report is using the smallest diameter tube with the lowest yield strength. Ms. Hill confirmed this.

Maria Mastro asked if the tower mapping tells the pipe width. Scott Baker stated the tower mapping addresses antenna locations. The structural report identifies the size of the members. Mark Hall said the dimension of the steel is from the original structural report of October 8, 2008 (first structural report from ATC). High Tower did the original mapping which was followed by a more detailed mapping (using lasers). It was clarified the year may have been erroneously recorded as 2008. The actual date was October, 2009. Maria Mastro searched the submitted documents for the mapping document from High Tower without success.

STAFF REPORT

The DRB received submittals from the applicant (see page 1 of these minutes).

PUBLIC COMMENTS

Connie Kendall, Tower Lane resident, expressed appreciation to the applicant for confirming the tower is safe. Ms. Kendall asked for a list of names to match the antennas on the tower so the residents on the road will know who is using the road. Liz Hill stated the certified load letter contains the owners of the antennas. Ms. Kendall asked if Verizon is on the tower. Ms. Hill confirmed this. ATT has not installed on the tower yet, but may be removing something from the tower. Verizon (RCC Atlantic), Sprint, and MCI are currently on the tower. ATT will be an additional carrier on the tower. ATC will determine who is on the tower and contact Ms. Kendall and explain the certified load letter which says exactly who is on the tower and where. Ms. Hill offered to attend the next association meeting with Ms. Kendall to explain what is happening with the tower. Ms. Kendall mentioned the language relative to the right-of-way. Mark Hall stated the documents are attached to a bankruptcy. Right-of-way #2 is in the limited warranty deed for ATC and runs from Mt. Pritchard to the highway.

MOTION by Scott Baker, SECOND by Matt Palmer, to go into Deliberative Session. VOTING: unanimous (5-0); motion carried.

Deliberative Session was convened at 7:55 p.m.

MOTION by Scott Baker, SECOND by Matt Palmer, to adjourn Deliberative Session and reconvene the regular meeting. VOTING: unanimous (5-0); motion carried.

Deliberative Session was adjourned and the regular meeting reconvened at 8:12 p.m.

There were no further comments.

DELIBERATION/DECISION

Conditional Use, Antennas, Mount Pritchard, Omnipoint Communications/T-Mobile Northeast, LLC (#09-2)

MOTION by Scott Baker, SECOND by Marie Mastro, to close the hearing on the conditional use application for antennas on Mt. Pritchard by Omnipoint Communications/T-Mobile Northeast, LLC (application #09-2) VOTING: unanimous (5-0); motion carried.

Marie Mastro stated the DRB will issue a written decision on the application within 45 days of closing the hearing.

Connie Kendall jointed the DRB.

3. ZONING ADMINISTRATOR UPDATE

ATT Section 248A Pre-filing Package

The DRB received a copy of the pre-filing package for ATT. Ed Hansen explained ATT is going before the Public Service Board for a Certification of Public Good for installation of antennas on the Mt. Pritchard tower. Within the next 45 days notice of a hearing (possibly in Montpelier) is anticipated to be received. Mr. Hanson recommended the form be jointly completed with the St. George Selectboard. One issue of concern is the structural capacity of the tower. If ATT obtains a Certificate of Public Good they are exempt from local permitting. Connie Kendall suggested a representative from ATT hear the concerns of the town before submitting the application. Another option is that the town does not respond and simply participates in the hearing before the Public Service Board. The DRB agreed to submit comments if ATT gets a hearing before the Public Service Board. Connie Kendall will confirm with the Public Service Board that the town will have opportunity for comment.

MOTION by Scott Baker, SECOND by Marie Mastro, that the DRB will not respond to the DRM regarding the ATT survey. VOTING: unanimous (6-0); motion carried.

Marie Mastro will email the Selectboard regarding the DRB's decision on the matter. Connie Kendall said she confirmed with Liz Hill (ATC) that the ATT application is a replacement of antennas, not a new placement. There was mention of a rumored ATT and Sprint merger.

4. APPROVAL OF MINUTES

February 16, 2010

Postponed.

5. OTHER BUSINESS

Replacement of Lisa Beliveau on the DRB

Marie Mastro suggested a five member DRB for the town is adequate. The Selectboard can make the change in composition of the membership. Ron Arms is an alternate DRB

member and wants to remain in that status, but will continue to attend meetings until the vacancy is filled. There was discussion of recruiting new/additional members.

6. DELIBERATION SESSION and/or ADJOURNMENT

MOTION by Ron Arms, SECOND by Marie Mastro, to adjourn the meeting.

VOTING: unanimous (6-0); motion carried.

The meeting was adjourned at 8:45 p.m.

RScty: MERiordan