

TOWN OF FITZWILLIAM

PLANNING BOARD

Meeting Minutes

March 3, 2020

Members Present: Vice Chair Terry Silverman, Secretary Robin Peard-Blais, Paul Haynes, Barbara Young, Karen Craig, and Charley Kenison, Selectman representative

Members Absent: Chairman Suzanne Gray

Staff Present: Land Use Coordinator Lori Nolan

Others Present: Jim Davis (Hometown Irving), Ahmad Mortada (Hometown Irving), Selectman Dan Baker, and Dana Pinney (resident)

Terry Silverman, who was acting chair as the chairman was unable to attend, called meeting to order at 7:00pm.

Peard-Blais motioned to approve the Planning Board meeting minutes as written from February 4; Haynes seconded. Motion passed with 5 ayes and 1 abstention (Craig).

After some brief modifications, Peard-Blais motioned to approve the Chinook site walk visit minutes with edits from February 20. Barbara Young seconded. Motion passed with 4 ayes and 2 abstentions (Craig and Haynes)

Silverman motioned to enter non-public session for legal reasons. At 7:14pm, the Planning Board meeting enters non-public session.

Silverman motioned to leave non-public session and seal the minutes. Young seconded. Motion passed unanimously. At 7:28pm, Planning Board meeting leaves Non-public Session.

Preliminary Consultation: Jim Davis and Ahmad Mortada from Hometown Irving joined the meeting to discuss opening a gas and convenience store in Fitzwilliam. They currently are looking at three properties on Route 12 South - Map 4, Lot 43.6; Map 4, Lots 29 and 31; and Map 8, Lots 12 and 13.

Mortada explained they currently own two gas stations and one convenience store in Rindge and Jaffrey. Their goal is to improve the look of the buildings they are in. They take pride in how they treat their customers and want to work with the towns they operate in.

Peard-Blais asked if they will conduct economic or traffic studies. Mortada explained this will take place as they need the projections of what business will be for the next five years. They will also have the survey done.

Davis asked if there are any concerns from the Planning Board. Peard-Blais indicated the Planning Board cannot give any advice until a property has been chosen. However, at least one targeted property will require ZBA approval and if wetlands are present, then the Planning Board would require a site walk.

Silverman asked who regulates the gas portion. Mortada explained this falls under NH DES.

Silverman advised the applicants to review the Dark Sky ordinance in regards to lighting on property. Mortada commented that at another property, they hired a third-party company to handle the lights to ensure they do not shine on the roads and have no effect on the neighbors.

Silverman advised applicant to choose a property and come before the Planning Board for another preliminary consultation before being referred to the ZBA.

Working Session to review wireless communication facility ordinance: The board questioned the best method to move forward with the review. Craig asked if any templates were available, as this is common in the education field.

Silverman stated one of his priorities on wireless communication facilities is that the towers not be seen by neighbors but also be accessible by roads.

Young had questions on several items under Purpose and Goals as many were worded strangely and asked why Counsel left in clunky and outdated language during their review. Silverman explained that Counsel was asked to review the document for legality and nothing outside of that scope.

Peard-Blais and Craig both liked the Harrisville ordinance, which was being used as an example. Silverman recommended the Board study the Harrisville ordinance vs Fitzwilliam's and move forward from that at the next meeting.

Broadband/5G Update: Young asked for an update on the broadband project. Baker explained that broadband is not effective in our community outside of the Village area due to the nature of our geography (hills, trees, etc) in relation to frequency. Pinney (spokesman for the community-based broadband task force) said three companies – WiValley, Consolidated Communications, and Argent – have been asked for comment and over 100 residents responded to the task force's mailing.

Silverman asked what the hook-up charges would be. Pinney explained they are looking to use the Chesterfield plan, which is a private/municipality partnership. A bond would be issued to cover the costs, but anyone who hooks into the system would be charged \$10/month. The town would own the lines for the length of the bond, typically 20 years. There would be no cost to lay the lines

to any particular house if less than 100-125 ft from pole. However, if a further distance, then the line charge would be no more than \$0.50/ft.

Peard-Blais motioned to adjourn. Silverman seconded. Motion passed unanimously.

Meeting was adjourned at 8:33pm.

Respectfully Submitted,

Lori Nolan
Land Use Coordinator

Minutes approved as written on April 7, 2020