

**APPROVED**  
**TOWN OF PELHAM**  
**ZONING BOARD OF ADJUSTMENT SITE WALK**  
**December 2, 2017**

Date: December 2, 2017  
Purpose: Site Walk  
Time: Began at approximately 9:15a.m.

Location: Ruby Road, Dracut, MA

Public Hearing to be continued December 11<sup>th</sup> – Questions directed through Dave Hennessey

In attendance: Ed Pare – Cell Tower, Mike Ekos – American Tower  
Pelham Conservation Commission: Paul Dadak, Lisa Loosigian, Karen MacKay

Balloon at 150 feet.  
Proposed location – approx. 10-15ft.  
Invited people to walk on path

Crossing into Pelham from Dracut  
Access easement: pink markers, crushed stone to be put in. 60x60 chain link fence w/barbed wire.

Alternate location? Move access into Pelham

2<sup>nd</sup> balloon – at 150ft. to be discussed w/property owner & make sure functions T-Mobile

Still need access through Dracut

Sue Horgan of Pelham against both proposed sites, proposes industrial zone

Mike: record includes info

Dave: health questions cannot be admitted per Federal Communications Act

Michele Greene – Coral Dr. Dracut - status of West St. tower 21 West St  
Mike had no info  
Michele Greene says this gap has been filled on T-Mobile coverage map

Jeff Gowan – balloon height markers emergency antennas

Cliff Good-Coral Dr. – question about access re: legal right to have T-Mobile put road in  
Mike American Tower using easement 50ft. wide from cul de sac “right to cross”

Dave – approved by planning boards locally still needs Dracut appvl

Brian Carton: is property owner here? Questions about equipment owner has left on property

Oda Peters – pointed out her home view of tower. Owner has left a mess of property

Paul Bissonette 49 Ruby Road – no fences or gates in neighborhood. Look of neighborhood changed

Dave – access for hunters, right to hunt

Mike – no hunting, private property, (not legible) tower

Susan Falvey – Ruby Rd. – 5 criteria hardship question, should it go to property owner or T-Mobile?

Dave – federal law, some pre-emption issues, will discuss at hearing

Maria Hodge – 14 Coral Dr. – fence, will there be signs re: danger

Mike – signage required by FCC

Brian O'Connor 137 Ruby Rd – snow removal: maintenance of road

Mike: American Tower or property owner

Paul Dadak – clarify where fence going?

Mike – access rd somewhere there is a gate. Gate can be moved back some

Ron Hadley 166 Ruby Rd. – trash n property over 20yrs. Question of fire protection. Non-working hydrants in development

Dave – will be addressed at hearing but planning board determines; not yet addressed

Sue Horgan 32 Blueberry Circle, Pelham – already (not legible) the law, animals & people – what happens now?

Dave – appreciate feelings involved. Concern is 1) NH Zoning 5 criteria, 2) preemption by Telecommunications Act. Focus @ next meeting

Madeline Jezerski – 136 Ruby Rd why starting here in MA?

Karen – Pelham conservation – question re: access rd

Dave – going to site, people go at own risk, use caution

Horgan-Blueberry – zoned residential this will change character of neighborhood

Dave – variance request, bend rules on use, not part of 5 criteria, fed. comm act

Mark Peters – 167 Ruby Rd – utility easement? Is it only from NH? American Towers says yes, Peters say no. Question re: culvert – who has jurisdiction? Dracut or Pelham?

Dave – Pelham conservation is advisory board whole different rules in Mass

Mike – b/c in wetlands, clearly w/Pelham Planning Bd & Dracut Zoning Bd & conservation commission b/c of wetland issues if this site eliminated, then just Pelham

Cliff Hood – Coral Dr. – Cedar Pond – next door, down hill impact to pond

Karen – orange ribbon markers tower site. mark the border of tower site to determine how much to be cut down. Areas going to be open. Trees will be removed to house tower – will not be hidden by trees

Adjourned at approximately: 10:30A

(Attach Attendance Signature Page from handwritten minutes)