

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD JULY 28, 2022

Present: Chairman Jon Morse, Mark Cahoon, Justin Perry, David Ballard, Scott Carpenter

Absent: Scott Strynar, Anne Whitten

Also Present: Matt LeConte, Dwayne Morin

1. Call to Order:

Chairman Morse called the meeting to order at 6:30 pm.

Chairman Morse moved Justin Perry and Scott Carpenter up to voting status

2. Review Previous Minutes: July 14, 2022

Mark Cahoon motioned to accept and approve the Minutes of July 14, 2022. David Ballard seconded the motion. VOTE: 5-0

3. Current Business:

- 3.1 Public Meeting: Town of North Berwick
220 Lebanon Road, Map 004 Lot 22-3
Conditional Use request for a 100' tall Communications Tower

Dwayne Morin, Town Manager, indicated that for the past eight years they have been looking at the communications issues we have had within our Town. Because of Bauneg Beg Mountain and the way our frequencies are set up, there are significant dead spots in the community. Dwayne stated there are currently antennas on top of the water tower and the other towers for our fire and rescue are in Shapleigh and Acton. Dwayne stated they initially looked at adding an additional antenna to the top of our water tower. Unfortunately, the tower is a glass lined tank and it is not structurally sound to handle any more antennas. Dwayne indicated at our whip antennas are 20 feet long so with the wind and environmental aspects, we could not place any more antennas.

He stated that installing a communications tower was recommended and having it set up next to the water tower to place our antennas on that would be the most logical thing to do. At the same time, they would increase the height of the tower by 100 feet which would give us an additional 33 feet of height to get rid of some of the dead spots.

Dwayne indicated that the site would be directly next to the water tank and the engineers have done core sampling and this was the best spot. The Water District wanted some space between the water tower and the communications tower in order to be able to get vehicles in and out for maintenance so there will be enough room to accommodate them. The communications tower is a self-supporting tower which means there will be no guide wires. It sits on itself which means if it was to collapse, it is designed to crumble on itself. It is basically exactly like the Wells tower behind the fire station except theirs is a 90-foot tower. Our tower will be 100 feet. Sanford also has the same tower except theirs is 120-foot tower. There will be a shed with a generator and a propane tank for stand-by generator.

Dwayne explained that there will be a total of four antennas on top of the communications tower. Currently there are three antennas on the water tower. He stated that they are going to move three of them on to the communications tower. He stated that currently the fire and rescue operate on a UHF channel and our police operate on a VHF channel. Those channels do not currently talk to each other. He said that they are going to now add additional repeaters and will simulcast so the fire, rescue and police do not have to switch channels to communicate with each other. Dwayne stated that the fourth antenna will be for our Public Works Department who currently work off of CB radios which are no longer available.

Justin Perry asked if this needs to go in front of the abutters and Dwayne confirmed that it does. Dwayne stated he has spoken with the closest abutter this morning. Justin also inquired about the Verizon tower that has been discussed previously and wondered if there is a possibility that they could use the communications tower to place their tower there. Dwayne stated that is not an option. Dwayne stated that cell phone towers require more land under our zoning requirements and this communications tower is under the public facilities section of our ordinance which allows for less land. Dwayne stated this communications tower is for North Berwick's emergency services only to protect our residents.

Chairman Morse stated a public hearing will need to be set and August 25th would be the soonest date to set a public hearing.

David Ballard motioned that a public hearing be set for the Communications Tower on August 25, 2022. Scott Carpenter seconded the motion. VOTE: 5-0

4. Other Business:

Matt indicated that Adeline's Way subdivision will be theoretically coming back before the Board and will have their final approval ready soon. Matt also stated he has spoken with several property owners who are potentially looking at in-law apartments but no applications have been submitted yet.

David Ballard inquired about other subdivisions and applications that the Board has going already. Matt stated that the mineral extraction conditional use permit has been put on hold due to escrow money and biologist report. Matt also stated that in regards to the Patterson subdivision, there may be a further division/amendment.

5. Adjournment:

David Ballard motioned to adjourn the meeting at 6:48 p.m. Mark Cahoon seconded the motion. VOTE: 5-0


Matthew LeConte
Planning Coordinator

Respectively submitted,
Jennifer Berard, Stenographer

Chairman Jon Morse

Anne Whitten


David Ballard

Scott Strynar 

Mark Cahoon 

Scott Carpenter

Justin Perry

A stylized, handwritten signature in black ink, consisting of several overlapping loops and a long, sweeping horizontal stroke extending to the right.