

## LAND MANAGEMENT COMMITTEE MEETING

January 28, 2004 Minutes

### **Members Present:**

Ellen O'Brien Cushman	Chairman, Cemetery Commission Representative
Stephen Kidder	McLean Hospital Appointee
Mike Flamang	Conservation Commission Appointee
Michele Gougeon	McLean Hospital Appointee
Andy Healy	McLean Director of Facilities

### **Others Present:**

Tim Higgins, Office of Community Development, Kit Dreier - JRF Fund, Martha Moore – MOSA, Bob Gallant – Implementation Committee, Mark DeStefano and Kenneth Spigle – Tower Ventures, Tom Grimble – NEMBA, William Osterhaus - Fire Chief

**7:10 p.m.** Ellen O'Brien Cushman called meeting to order.  
The meeting minutes from 5/20/03 and 9/3/03 were approved (5:0).

**North Meadow Update:** Tim Higgins noted that no significant risk was found in the material within the debris pile. This was confirmed by the Town's consultant, Weston & Sampson. Next, a Beneficial Use Determination (BUD) will be filed by East Coast Engineering on behalf of McLean hospital with the Department of Environmental Protection (DEP). This is the last step in the environmental review process of this site. Once the BUD is favorably acted upon by DEP the issue is closed.

**Trail Grant** Foti Landscaping completed the trail improvements within the Pine Alee and the trail leading to Mill Street. Numerous water bars and erosion controls were installed and several areas of the trail were "de-bermed". Cold weather interfered with the completion so some touch up work may be required in the spring. The Town Department of Public Works planted the trees in the Pine Alee and hopefully a watering schedule can be worked out with private parties in the spring.

**Concord Avenue sidewalks** The Committee has been requested to provide an opinion on the proposed sidewalk to the Town Engineer and the Traffic Advisory Committee. There was a question as to whether the side of the street the sidewalk will be located has been finalized. T. Higgins will find out.

**Telecommunications Tower:** T. Higgins introduced Mark DeStefano and Kenneth Spiegel from Tower Ventures 2, Inc. and Chief Osterhaus from the Belmont Fire Department. He briefly summarized his role as Project Manager for the Town in getting the new telecommunications designed and constructed to replace the existing tower that is obsolete and over-loaded. He observed that this process started over three years ago and is just now reaching the permitting process. He noted that the McLean Conservation Restriction (CR, B2) for the future cemetery site require that LMC approve any new tower that has commercial vendors. The proposed facility is to be privately built and owned and will carry service providers, thus LMC approval is necessary. McLean

Hospital has worked with the Town on a new lease and has supported the project throughout.

Ellen O'Brien Cushman stated that the purview of LMC is esthetics and ensuring that the facility does not adversely impact the conservation values of the property. [The facility will also require a Variance and Special Permit from the Zoning Board of Appeals (ZBA) and a Design & Site Plan Review approval from the Planning Board. The ZBA and Planning Board reviews will focus on technical and planning details.] The LMC will focus on the screening and plantings and the visual impacts of the proposal. The Committee is quite familiar with the project.

Chief Osterhaus said the new tower has important public safety implications. Currently are dead spots in the Town where public safety personnel have difficulty communicating. This is extremely dangerous. The new tower will be higher and communications in these spots will be significantly better. The additional height is strictly for municipal purposes – the private vendors will be located below the Town's equipment. Furthermore, the existing tower is overloaded. If it were to fail, it would cause loss of communication and more risks.

Kenneth Spigle an attorney representing Tower Ventures said the maximum effort was made to conform to the requirements of the CR. Tower Ventures is working closely with the town's consultant, Dave Maxson from Broadcast Signal Lab on the exact design of the required municipal hardware. The landscaping/screening around the base of the tower is extensive and designed to fulfill the specifications within the CR.

Mark DeStefano from Tower Ventures then presented photos of the area and discussed the details of the proposal. He reiterated the Chief's statement that the top of the tower will be for municipal equipment. The additional height will require a Variance from the ZBA and the hearing date is March 01, 2004. He noted the following:

- Commercial carriers must be separated by 10' vertical on center.
- Tower material is galvanized steel.
- Tree maintenance is for the life of the lease.
- RFP allows 3 arrays as shown on drawings.
- Traffic consists of 1 visit per carrier per month.
- Power will be from Belmont Municipal Light. Probably no generators.
- Tower Ventures is willing to modify the planting plan to provide more screening
- Tower Ventures will re-build stone wall if it is disturbed.

#### Buildings

- Worst case 2 buildings
- Pre-cast concrete with stone finish

A general discussion of the proposal then took place. Comments were received from Martha Moore and Kit Dreier concerning the species selection for the screening. There is a need for a better description of building material, size and color. Improvements to the

fencing were sought and to specify its height. It was agreed that the Northland planting list that includes native plants be used. The renderings of the facility need to be improved and to scale. The proposed structure must be superimposed on the digital photographs from the following locations.

1. from Concord Avenue
2. from North Meadow (Lone tree)
3. from North Meadow (Cemetery)

After Chairman O'Brien Cushman queried the Committee, it was agreed that the Committee would vote to approve the proposal with the following conditions.

Conditions:

- Provide the digital photographs are noted above
- Show future cemetery road on the final plans.
- Revise planting schedule including an increase in the number of trees
- Additional fencing information is required
- The Northland planting list shall be employed
- Specify driveway material (packed dirt or other material compatible with the cemetery road material)

Ellen O'Brien Cushman and Tim Higgins will ensure that these conditions are adhered to prior to the ZBA acting on the petition. It was also noted that the Police Department may have comments during the ZBA/Planning Board permitting process. This approval was then voted on unanimously (5:0).

There being no further business, the meeting was adjourned at 8:45 p.m.