

The following members attended the public meeting:

**Doreen Prouty-Chairman**  
**James Marmo - Vice Chairperson**  
**Joseph Conte-Clerk**  
**Jennifer Bonfiglio - Secretary**

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**1. Case 1831 & 1832-Optasite Towers, LLC**

Chairperson Prouty opened this public meeting at 6:45PM by reading both public notices, introducing the members of the board and explaining the procedure of the meeting. Sitting on this case were Doreen Prouty, Jim Marmo, and Joe Conte.

Attorney Carrie Larson from Pullman & Comley LLC represented the petitioner. She began by introducing the parties in attendance.

Eric Phelan; RF Engineer, T-Mobile

Chuck Regubulto; Optasite

Attorney Simon Brighenti; representing T Mobile

George Pembelton; site engineer

Mike Koperwhats-visual analysis

Dean Gustison; VHB

Attorney Larson indicated that she has received the Notice of Intent from the Conservation Commission. She will forward the recorded copy to the board.

Attorney Larson began by describing the property at 369 Main Street which is located in the wireless overlay district. Optasite is proposing a 170 foot monopole for T-Mobile. It is designed for four carriers.

George Pembelton provided a site plan of the property. Joe Conte asked about the private right of way. George states that it is a recorded access road and will be restored, utilized, and maintained by Optasite. He also indicated that the access road will be redirected and the concrete slab will be elevated due to the Wetlands.

Eric Phelan displayed the existing coverage map for T-Mobile, outlining that they do not have coverage in the Rte. 57, Rte.159, and Rte. 75 area. This tower will give them coverage in a two (2) mile radius. Attorney Larson indicated that T Mobile will be able to connect with other recently approved sites to improve coverage and allow for a contiguous coverage.

Mike Koperwhats discussed the topography and forest cover as constraints and the tower visibility. Year round visibility of the tower will be limited to the local area. A balloon float was conducted for the public benefit. Areas with visibility are mostly commercial and industrial.

Jim Marmo asked why it is only a 2 mile radius of coverage. Eric stated they only allow 2 mile radius of coverage for this tower due to the frequency, interference and the lack of signal strength.

Attorney Larson stated that the lease for this property prohibits additional towers. A restrictive deed was recorded for the entire parcel. Other carriers may rent space on the Optasite Tower. Fire and Police may use the tower free of charge.

Chairperson Prouty stated that the plan show the total height of the pole at 176 feet, although they have stated 170 feet. Chuck Regulbulto confirmed that the pole will be 170 feet. She also read Section 180-97 Par. K of the zoning ordinance and expressed concern that this tower may exceed distance to the property line. Attorney Larson stated that if the tower fails it will fall on itself because of the pre-engineered breakpoint. They feel the intent of Section 180-97 Par. K is satisfied.

Attorney Larson explains the photographic simulations. The Board indicated that they had no objects to any color used for the pole.

No other questions by the board.

Chairperson Prouty read into record memo from the Planning Board approving the site plan. She also read into record approval and comments from the Fire Department.

Chairperson Prouty advised the petitioner that the ZBA will send all the information to an independent consultant for review. The ZBA will be using Dave Maxson from Broadcast Signal Lab.

No one spoke in favor or against this petition.

Meeting was continued to Monday September 8<sup>th</sup> after the 6:30 and 6:45 PM meetings concluded.

## **2. Case 1833- Scagliarini**

Chairperson Prouty opened this public meeting at 7:35PM by reading the public notice, introducing the members of the board, and explaining the procedure of the meeting. Sitting on this case were Doreen Prouty, Jim Marmo, and Joe Conte.

Bill Scagliarini, 90 Monroe Street is requesting to make an existing structure on his property larger. He will not be changing the footprint of his house. He would like to add 7 feet onto the existing porch.

Chuck Thompson, 103 South Street, Holyoke is representing the builder. He indicated the design will remain the same. The open porch will be extended and the existing porch will be repaired.

The structure is 14.5 feet from the main road. It is zoned A-1.

Chairperson Prouty opened the public hearing.

Dennis Hopkins, 108 Monroe Street, spoke in favor of this petition by stating that the proposal does not defy the intent of the zoning ordinance, no detriment to neighborhood and minimal visual impact.

No others spoke for or against this petition.

Chairperson Prouty closed the public hearing and went directly into a public meeting by calling for a vote.

Jim Marmo-yes

Joe Conte-yes

Doreen Prouty-yes

Vote: unanimous, Public meeting closed

Chairperson Prouty explained the appeal period to the petitioner.

**3. Case # 1830-Sander**

Chairperson Prouty opened this public hearing and read into record a letter from the petitioner requesting a continuation. Hearing continued to 9/8/08.

**4. Minutes of July 28, 2008 – Prouty motion to accept seconded by Marmo vote was unanimous.**

**Chairperson Prouty made the motion to adjourn at 8:10 PM seconded by Conte.**