



TOWN OF NAHANT, MASSACHUSETTS

OFFICE OF THE  
NAHANT PLANNING BOARD

**Public Hearing**  
**8:00 PM, - Thursday June 28<sup>th</sup>, 2007**  
**Nahant Town Hall**

Minutes of Public Hearing on the Application of Omni-Point Communications, d/b/a T-Mobile, for a special permit to locate and operate a Wireless Communication Facility (WCF) in the Village Church on Cliff Road.

Present: Richard Snyder, Cal Hastings, Sheila Hambleton, Carl Easton, Dan Perepelitza, Teri Motley, and Carolyn Cummings-Saxton;

Guests: David Maxson, Broadcast Signal Lab LLP, consultant to the Board  
Craig Teteronis, Tory White and Jennifer Lewis from Prince, Lobel, Glovsky & Tye LLP representing the petitioner, Omnipoint Communications  
Chris Rogers, Larry Titus, from the Village Church  
William Crawford

Omnipoint's frequency specialist, Mr. White, discussed existing and proposed coverage using a coverage map to show additional new areas of coverage differentiated between in and out of building coverage. Mr. White said that additional coverage would lead to increased public safety.

Dan Perepelitza joined the meeting at 8:43.

Chris Rogers, 46 Ocean St., and a trustee of the Nahant Village Church made the following points: 1. provide additional service to town, 2. ensure the face of the church does not change, the mission being that nothing external visually changes,. 3. assists church financially in maintaining the maintenance of an historic church.

Reverend Larry Titus, 230 Nahant Rd., spoke in favor of the application.

The chairman reviewed section 13 and 9.08 of the applicable bylaw and the applicant responded as to how they complied:

Sheila Hambleton said that she had sent the required notices to the appropriate boards..

9.02f Omnipoint plans to file a request for a building permit with the building inspector after the special permit is granted.

4.11.C To the extent applicable does not apply because this facility would be the only facility in the R2 district and it is not a microwave facility.



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Guidelines for issuance – 13.05 each of the criteria was examined and deemed that testimony has shown that the criteria was met.

The Planning Board does not have any regulations that govern wireless communications and David Maxson testified that the technical requirement of 13.06.2 have been met by the application.

The applicant asked to amend the application to reflect that the only known permit requirement is a building permit and that will be applied for as soon as the special permit is granted.

The Board discussed Orders of Conditions and began by agreeing to include Section 13.07 items 1 & 2 from the WCF bylaw either by reference or explicitly.

A 15 minute break in the hearing was initiated at 9:10 in order to obtain for review the Orders of Conditions for the original Cell Tower and was reconvened at 9:25.

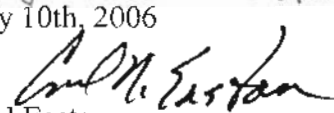
We reviewed the order of conditions set forth for the first WCF to see what would be applicable to this site and concluded that:

Include condition #1, Include Conditions #4, but not the third sentence  
Include Conditions #5,6,8,9 and 10; include Condition #16 but substitute "replacement louvers" for "entire site."  
Include Condition #17, but just the first sentence  
Include Condition #20 correcting the reference to condition #8

Add a new condition that contemplates the possible future collocation of one or more additional carriers facilities in the same site.

There ensued a lengthy discussion about the wording and burdens of the proposed co-locations order and at 10:02 pm C. Easton, motioned to suspend debate on the orders of special conditions. It was seconded by Sheila Hambleton and with no discussion, carried by a vote of 6-0 with the Chairman abstaining.

*Adjourned 10:04 pm.*  
July 10th, 2006

  
Carl Easton  
Recording Secretary

cc: Planning Board, file  
David Maxson, Broadcast Signal Lab LLP  
Craig Tetronis, Lobel, Glovsky & Tye LLP