

TOWN OF ENFIELD, N.H.  
SPECIAL TOWN MEETING  
DECEMBER 17, 2007

Moderator David Beaufait opened the meeting at 7:00 pm in the Ilene Reed Meeting Room at the Public Works Facility. Present were the Board of Selectmen Curtis Payne, Donald Crate and Rebecca Stewart, Town Manager Steven Schneider, Town Clerk/Tax Collector Carolee Higbee, and various members of the public.

**Article 1.** To see if the Town will vote to authorize the Board of Selectmen to enter into one or more agreements to lease town-owned property for longer than one year to one or more providers of wireless communication services for the purpose of installing and operating wireless communications facilities thereon. The commencement date(s) and terms of such lease agreements to be negotiated and agreed upon by the Board of Selectmen in the exercise of their reasonable discretion.

The Board of Selectmen recommends this article.

C. Payne made the motion to accept Article 1 as printed, D. Crate seconded.

C. Payne asked S. Schneider to speak to the article, and Mr. Schneider explained that Verizon wished to install a cell tower on the Town Water Tank property. Their engineers have assured that the tower would expand coverage for emergency services and general use, and cover current dead zones. It was decided to hold a special town meeting on the subject to facilitate the process, allowing the permitting through the Planning Board to begin that much earlier. The Town will receive some revenue from leasing the site and the town attorney has reviewed a tentative contract.

L. Elgin asked if this article would give the Board of Selectmen responsibility to negotiate leasing fees in the future, and the Board answered in the affirmative. Mr. Elgin suggested that the Town attorney put together some guidelines for future Select Boards to follow to negotiate lease renewals. C. Payne answered that any Select Board would use good business practices and follow the counsel of both the town attorney and town manager.

L. Jones asked if the size and shape of the proposed tower is known, and S. Schneider answered no, and that the Planning Board would review and enforce all applicable regulations regarding towers. H. Cross asked if Verizon would be able to lease out tower rights to others and S. Schneider replied that it had been discussed and is included in the contract negotiations. K. Gotthardt stated that the wording of the article does not state the exact location of the proposed tower, and that he understood that the Town was exempt from Planning Board approval. He made the motion to amend the article to read:

**Article 1. To see if the Town will vote to authorize the Board of Selectmen to enter into one or more agreements to lease the town-owned property, known as the Town**

**Water Tank Property, Tax Map 14, Lot 47-1, for longer than one year to one or more providers of wireless communication services for the purpose of installing and operating wireless communications facilities thereon. The commencement date(s) and terms of such lease agreements to be negotiated and agreed upon by the Board of Selectmen in the exercise of their reasonable discretion. Said lease agreements of any and all wireless communication services shall include a requirement that the Planning Board review and approve any wireless communication facility prior to construction.**

S. Beaufait seconded the motion.

A. Elvestad asked if there are any set-back requirements for cell towers, and

K. Gotthardt replied that the Zoning Regulations contained a section regulating towers.

S. Beaufait read the section pertaining to setbacks from the Zoning Regulations.

S. Beaufait, R. Cusick and C. Aufiero spoke in favor of the article as amended.

R. Holland pointed out that the amendment ties the Select Board's hands to this specific piece of property, and what happens if Verizon finds that another site is better.

K. Gotthardt replied that Verizon has targeted that site and would have to go through the process again for another.

L. Jones asked what kind of money we're talking about for the lease, and what the goal for the money was. S. Schneider replied that it wouldn't be tens of thousands of dollars but a significant amount over time, and would go into the general operating fund. He could not specify because it is currently in negotiation. The goal is increased cell phone coverage.

C. Aufiero questioned whether we needed another tower, since there are already several in town.

C. Payne, S. Schneider and R. Crate all spoke in support of another tower for increased coverage.

D. Kiley called for an end to discussion on the amendment, supported unanimously by a voice vote.

The Moderator asked for a voice vote on the amendment, which was unanimous in favor.

The Moderator read the article as amended and asked for a voice vote, which was unanimous in favor.

The Article passed as amended.

The Moderator declared the meeting closed at 7:43 pm.

Respectfully submitted,

Carolee T. Higbee  
Town Clerk/Tax Collector