

## **Area of Planning Concern**

### **Meeting Minutes for December 2, 2008**

**On December 2, 2008, the Area of Planning Concern Committee (APC) met to review the two Zoning Use Variance applications for the installation, operation and maintenance of a wireless communications facility on property located at 33 Division Street, Manville also known as St. James Church and on property located at 301 Front Street, Lincoln also known as St. Jude Church.. The APC Committee consisted of John MacQueen – Public Works Director, Albert V. Ranaldi, Jr. AICP – Town Planner, Kim Wiegand – Town Engineer, Russell Hervieux – Zoning Official, and Kenneth Bostic – Planning Board member. These applications are on the December 9, 2008, Zoning Board agenda.**

**Omnipoint Communications, Inc. a wholly owned subsidiary of T-Mobile USA, Inc., 15 Commerce Way, Suite B, Norton, MA/St. Jude Church, 299 Front Street, Lincoln, RI – Application for Use Variance for the operations of a telecommunications tower on property located at 301 Front Street, Lincoln.**

**AP 10, Lot 57 and AP 9, Lots 1/2/3/4/5/6/7 Zoned: RL 9**

**Members of the Area of Planning Concern Committee visited the site and reviewed the submitted plans and application. The APC also held a public meeting with the applicant on December 2, 2008. The**

**proposed project represents the installation, operation and maintenance of a wireless communications facility on the property. The applicant is proposing to install color and texture coordinated telecommunication antennas onto the church steeple. The applicant proposed to install a total of three antennas to the steeple. All other equipment will be located within the existing church facility. Abutters at the hearing expressed concerns about cancer and the fact that the use will be considered commercial construction in a residential area. The committee discussed these concerns and decided to bring this fact to the attention of the Zoning Board.**

**Based on a site visit and the public hearing, the APC finds that the proposed telecommunication installation will not alter the general character of the surrounding area and is compatible with the neighboring land uses. Therefore, the Area of Planning Concern committee voted 4 to 0 with one recusal (Kenneth Bostic) to send a positive recommendation to the Zoning Board for their consideration.**

**The APC also wants to call to your attention that according to §260-14N, “the use shall be considered commercial construction” within a residential area.**

**Metro PCS, Mass.LLC. 285 Billerica Road, Chelmsford, MA/St. James Church Corp., 33 Division Street. Manville, RI – Application for Use Variance for a wireless communication facility on property located at 33 Division Street, Manville, RI  
AP 37, Lot 198 Zoned: RG 7**

**Members of the Area of Planning Concern Committee visited the site and reviewed the submitted plans and application. The APC also held a public meeting with the applicant on December 2, 2008. The proposed project represents the installation, operation and maintenance of a wireless communications facility on the property. The applicant is proposing to install color and texture coordinated telecommunication antennas onto the church steeple. The applicant proposed to install a total of six antennas in three sectors to the steeple. All other equipment will be located within the existing church facility. Telecommunication antennas from another carrier are already installed on the existing steeple. Abutters at the hearing expressed concerns that the use will be considered commercial construction in a residential area. The committee discussed these concerns and decided to bring this fact to the attention of the Zoning Board.**

**Based on a site visit and the public hearing, the APC finds that the proposed telecommunication installation will not alter the general character of the surrounding area and is compatible with the neighboring land uses. Therefore, the Area of Planning Concern committee voted 5 to 0 to send a positive recommendation to the Zoning Board for their consideration. The APC also wants to call to your attention that according to §260-14N, “the use shall be considered commercial construction” within a residential area.**

**Very Truly Yours,**

**Albert V. Ranaldi, Jr. AICP**

**Administrative Officer to the Planning Board**

**Town Planner**