

Planning Board Meeting Minutes

Town of Oakland

Date: 9/17/2024
7 PM

- Call to order - roll call at 7:03 P.M.

Present- Robert Knowlton, Rick Mackenzie, John Cox.

- Old Business- Approval of August 20th meeting minutes.
- New Business-

Continue to review the plans for a 198 Foot communications tower located on Map38 Lot9. Landry supplied the board with information that was requested. He presented a surveyed plot plan of the site as well as FCC information and a TOPO map of the area. Rick made a recommended the consideration of **Article 8. Section - 1, B. 2.** *That states that (new towers shall be constructed with materials and colors that match or blend in with the surrounding natural or built environment to the maximum extent practicable.)* Rick stated that he was in contact with a company regarding the “tree looking type” and he was told that those types have a “very little fail rate”. Landry explained research has proven that the “tree looking towers” have a much higher maintenance cost due to birds and weather. Landry stated that other towers in the area are not constructed using these types of towers and that he will follow recommendations from his hired professionals. Rick asked that he “do more research”. Landry stated that the color of the tower will be gray in color but will investigate a painted tower.

A question was asked if the tower would be lit and Landry stated no, because the height of the tower is under the requirements of 200 feet. A question was asked by another resident and abutter of why we need another tower in the area. Landry stated that the need for the tower is due to better cell coverage. Landry stated that he provided information to the planning board on coverage areas and the lack there of. The same abutter asked if power to the site would affect the current flow to residents on that power line. Shawn stated that the site would not.

A statement was made by a non-resident but an abutter who lives in Belgrade. His statements were regarding peaceful enjoyment and safety. His concerns included other towns and states that have made a much stricter setback requirement from residences. He stated that he would like to see the project be moved further away from his property. Landry stated that the project is in Oakland and the setback requirements are around 300 feet. Landry stated that his site will be 650 feet away.

A question was asked if the proposed site will affect the water quality of the lakes. Landry stated that he will use proper erosion control around the site.

Robert Knowlton asked Landry what the level of noise would be at the site. Landry stated that he was unaware of the noise measurement and would collect some data from other sites in the area.

Robert Knowlton made a motion to continue the meeting for next week 9/25/2024 at 7:00pm. He stated that more information was needed to make any decisions. The motion was seconded by Rick, and all were in favor.

Second on the agenda was the proposal to construct a 5300 square foot dining hall facility at Camp Tracy located on McGrath Pond Road. Mark Winters presented the project with photos and scaled drawings. The board reviewed the plan submittals and answered questions with two abutters.

A question was asked about the roadway. Concerns about the amount of traffic were made. The board pointed out to the abutter that his concerns were about a private roadway and that he has a deeded (ROW) Right of way. Winters stated that the traffic would not be increased by much and that a new parking area would be created later due to the parking issue that already exists.

The board decided to continue the meeting until 9/25/2027 at 7:00pm. This was due to not having a quorum. Two of the three board members at the meeting had a conflict of interest in the project. The motion was made by Rick, seconded by Robert and all were in favor.

Adjourn - Motion made by – Jon Cox at 8:34 P.M.
Seconded by – Robert Knowlton