

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
April 6, 2015

The regular meeting of the Athens Township Planning Commission was called to order on Monday, April 6, 2015 at 7:02PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Ron Reagan, Ed Reid, Zoning Officer, and Secretary, Elaine Daddona. Marion Carling was unable to attend. All others in attendance signed a sign-in sheet hereby attached.

VERIZON WIRELESS #15-5

Attorney Robert J. Brenner of Nixon Peabody, LLP submitted (10) copies of a proposed Site Plan and Application booklet dated March 13, 2015 and received by the Zoning Office on March 17, 2015 for a proposed land development located near Murray Creek Road. Parcel is zoned Woodland Conservation. Application for review and Narrative was received by the Zoning Office as well.

Narrative states that the applicant, Verizon Wireless, proposes a new wireless communications tower, 195 feet in height. The site consists of a 300ft by 300ft parcel of land leased by Verizon Wireless from Fred Roberts, the landowner. The facility will consist of a 195 foot self-supporting tower, wireless communications antennas, and an approximately 12ft x 30ft equipment shelter, together with other site improvements on a site plan prepared by Costich Engineering dated January 20, 2015.

The project requires a Special Exception and height Variance from the Zoning Hearing Board. A Zoning application has been filed and a hearing will be held on that application on April 28, 2015 with the Athens Township Zoning Hearing Board.

Mr. Brenner explained that there was no facility closer than six miles within the proposed site. He stated the tower is high enough to provide coverage in the Township's hilly terrain, while just low enough that it will not fall under lighting requirements set by the Federal Communications Commission. The proposed site serves two benefits he said. It will help Verizon comply with the requirements of state legislation passed in 2009 that requires the utility to deliver broadband service to 100 percent of its Pennsylvania service territory. The tower will also help to fill gaps in the coverage area and take the burden off towers in Sayre, Milan, and Ulster that currently serve the area. He explained this is a critical upgrade in this area. The plans show the hypothetical locations of two additional equipment shelters in the event that other companies were to share the tower with Verizon in the future.

The Planning Commission questioned Mr. Brenner about the possible collapse of the tower and he explained that the tower is designed to lie flat if it falls and would remain entirely in the leased area, but that tower failure would be a remote possibility to begin with, as it is designed to withstand winds of 90 miles per hour.

The Planning Commission stated that this would require an eight-foot fence be placed around the tower, and the current plan shows a six foot fence with barbed wire atop for a total of seven feet.

Mr. Brenner stated that after receipt of approval from the Zoning Hearing Board and the Township Supervisors, Verizon plans to move forward with the project as soon as possible, that it was an urgent site for the Company.

Motion to review for preliminary/final plan approval by Ron Reagan, second by Clif Cheeks, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Will need an eight foot fence to surround the structure.
- 2) Will need Zoning Hearing Board approval of the Special Exception and Variance request prior to the Supervisors' approval.
- 3) On Cover Page, need to change the stated "Potter County" to "Bradford County".
- 4) On Cover Page under Zoning, need to state Woodland Conservation for the zoning designation.

Check #100455214 from Nixon Peabody dated March 13, 2015 in the amount of Three Hundred (\$300.00) Dollars was received by the Zoning Office for filing fee on March 17, 2015 along with Check #100455210 in the amount of Twenty-five (\$25.00) Dollars made payable to Bradford County Treasurer for the review fee.

Motion by Clif Cheeks to recommend preliminary/final plan approval to the Supervisors, contingent on a Decision of approval from the Zoning Hearing Board, for the Supervisors meeting to be held on Wednesday, April 29, 2015 second by Scot Saggiomo, and motion unanimously carried.

A letter will be sent to the Zoning Hearing Board that there is no adverse comment to the application.

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Motion by Clif Cheeks to approve the Minutes of March 2, 2015 as read, second by Ron Reagan, and motion unanimously carried.

The meeting was adjourned at 8:15PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary