

**Beaver Brook Farm Committee  
Minutes  
August 25, 2016**

**Present for the Committee:** Chairman Ellis Neofotistos, May Paquette, Andrew Graham, David Paquin, and Warren Shaw. Also present was Elizabeth Ware, Director of Community Development and Recording Secretary Samantha Carver. The meeting was held at the Town Hall in the 2<sup>nd</sup> floor conference room.

Absent: Debra Dewitt Ahern, Don Plummer

The Chairman opened the meeting at 6:04 p.m. A couple of representatives were present to talk about the cell tower project idea to be located at Beaver Brook Farm. Present were Rick Sousa of Prince Lobel and Don Madden of NB&C\* which is a telecommunications site acquisition company and he would take care of permitting and other paperwork type items in the process.

Mr. Sousa began by explaining that he represents T Mobile and T Mobile and Eco-Site work together in developing towers on sites. Echo Site is a tower development company.

Ms. Ware explained that she was approached by this company to possibly locate a tower on the Beaver Brook Farm Site and they did a walk of the site. Instead of constructing a standard tower, given the historic nature of the site, Ms. Ware discussed trying to replicate the old water tower on the farm. This endeavor would need to go to Town Meeting for a long term lease of town-owned land, and then an RFP would need to be issued to open it up to all telecommunications companies.

Mr. Madden explained how T Mobile determines which sites would work best for their network and have determined that there is a gap in the service in this area where dropped calls are happening and they would like to locate in this area to correct the gap in service. They try to blend with the site they are working in and come close with the replication of water towers or other items. The water tower would also co-locate two other carries onto it. The antennae would be located within the water tank as to not be seen.

He explained the tower would have to be at 120 feet to accommodate co-locating two others below T Mobile on the tower. Each carrier needs ten feet of separate between antenna. By having to build a water tower replica it is significantly more expensive for the company and they take this into consideration with the need and length of lease and other factors. The water tank would be 35 feet which would be over scale compared to the original and the reasoning is the distances required between carriers. It was also noted that carriers could attach antennas to the legs of the tower if it was permitted by the local Historic Commission which would have jurisdiction over the design.

Mr. Sousa also discussed the zoning bylaw and the special permit requirements. Ms. Ware stated that she is working on modifying the zoning for small cells. Mr. Sousa mentioned that sometimes macro sites (like the tower he is proposing which carry more than one carrier) work better depending on the density of the area.

Mr. Sousa stated that there would also be a 50' by 50' fenced compound area that would house the electronic for the three carriers. E. Ware stated that when she met with Mr. Madden on site, they had discussed constructing a small shed type building that would hold the equipment. The building would be in keeping with the farm buildings presently on site and would be located no more than fifty feet from the tower. He explained the historic commission usually has jurisdiction over the design. There was a discussion on how much the monthly lease payments would be. They are typically \$1,500 per month per carrier but not all will pay the full \$1,500. There is usually a baseline established. He discussed that it depends on whether there is revenue sharing or a flat rate. Usually the revenue sharing versus flat rate is flushed out in the RFP process.

There was a discussion on what happens if the company were to go out of business or not want to occupy the tower anymore. Mr. Sousa stated that most towns/cities require a bond on the project. Mr. Graham discussed the tower itself and after the lease is up whether it would be owned by the Town. There was a discussion on language being put in the lease to this effect if the Town wanted to keep the replica. Most regular antennae's are taken down.

The Committee thanked Mr. Sousa and Mr. Madden for coming to the meeting.

### **Inventory Update**

Mr. Paquin stated that he did not have a written report but explained that he had gone over to Beaver Brook to look at some of the items that may be preserved when the property is vacated. He talked about grain bags and hand tools, mullion and window material, horse bridles. He stated a question was asked about where to store the items. He stated that Harmony Hall's basement is nearly full and his thought would be to locate the items in an area in the squash barn.

### **Master Plan Discussion**

The Committee continued its discussion on the master plan. Mr. Shaw stated that the first thing they need to do is generate revenue for the site. He questioned whether you can lease the site to others and does it require an RFP. There was a question whether the Committee would need to file a town meeting article every time they want to do something with the site. Mr. Graham suggested that an article be written where the BBFC would have the authority to decide on a short or long term lease use for the parcel with Board of Selectmen or Town Manager approval.

- The Committee needs to determine what town meeting articles they need to put forth for November town meeting.
- Discuss whether revenue generated on the BBF could be put into an enterprise fund to be used at the farm for maintenance.
- Research whether grant money is available for historic home repairs
- Determine costs to demolish or rehab the buildings

Possible uses for Beaver Brook suggested by Mr. Shaw:

- That the property would be "primarily" a passive recreation use

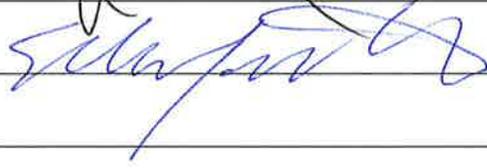
- The town should pursue multiple revenue generating uses/partnerships
- That the Dracut Schools should have cross country and other compatible recreational uses
- That the town as a long term plan should pursue the "greenbelt" concept along beaver brook
- That the farm could be used for community "outings "
- That the town should pursue open space extensions to the property
- Multiple winter uses
- Hiking... walking, jogging etc

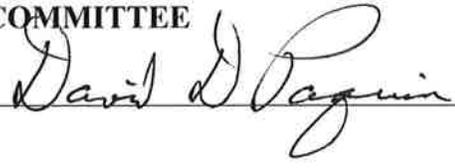
Other discussions on the farm house were getting a caretaker for the home; subdividing the property where the home sits and lease to non-profit or someone who is interested in rehabbing the property. House is liveable as is but needs a roof and new electric. Ms. Ware reported a mason coming next week to look at chimney and foundation.

Ms. Ware mentioned a Curatorship program where you'd lease the property for \$1 for twenty-five years and the occupants renovate the home. The Committee would like more information on this type of program for next meeting.

**Adjourn**

Mr. Graham made a motion to adjourn the meeting at 7:20 p.m. Mr. Shaw seconded the motion. The motion carried unanimously.

  
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Absent: Don Plummer\_\_\_\_\_

**BEAVER BROOK FARM COMMITTEE**  
  
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Absent: Debra Dewitt Ahern\_\_\_\_\_